WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/07 13:22 2 pgs
Fees:13.00 Taxes:1289.08
20071018-0123700

JIM R. VANDERPOOL STATE OF TENNESEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $348,400.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF OCTOBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02349 NICHOLS CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James Matthew Nichols	~~same~~ Mortgage Investors Group	126-16A-570.00CO
7368 Riverfront Drive	8320 E. Walker Springs Lane,	
Nashville, TN 37211	#200, Knoxville, TN 37923	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JASON SCHRAGER, AND WIFE, JENNIFER MANIS SCHRAGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES MATTHEW NICHOLS, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7368 Riverfront Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 15th day of October, 2007.

Jason Schrager by William Jeff Manis, attorney-in-fact

Jennifer Manis Schrager by William Jeff Manis, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 15th day of October, 2007, before me personally appeared William Jeff Manis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jason Schrager and Jennifer Manis Schrager** and acknowledged that he executed the same as the free act and deed of said **Jason Schrager and Jennifer Manis Schrager**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 205, RIVERWALK, PHASE 4A, as shown on plat of record in Instrument No. 20060214-0017733, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason Schrager, unmarried, and Jennifer Manis, unmarried, as joint tenants with right of survivorship by Warranty Deed from The Jones Company of Tennessee, L.L.C., recorded on the 5th day of July, 2006 in Instrument No. 20060705-0079874, in the Register's Office of Davidson County, Tennessee.

Jennifer Manis having since married Jason Schrager and is now known as Jennifer Manis Schrager..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Jason Schrager and Jennifer Manis Schrager pursuant to a power of attorney executed by the same on the 06/27/2007, and being filed for in Instrument #20071018-0123699, Register's Office for Davidson County, Tennessee.

After Recording
Return To:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
#3086
186