Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1046

Davidson County DEEDWARR
Recvd: 02/29/08 14:04 2 pgs
Fees:13.00 Taxes:917.60
20080229-0020262

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Adam Schaefer and wife, Heidi Schaefer, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto William Sneed and wife, Nancy Sneed, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the plan of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1 as of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam Schaefer and wife Heidi Schaefer by deed from Catherine Utian and husband,Craig Utian dated May 27, 2004 of record in Instrument No. 20040602-0064842, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6712 Boundry Run, Nashville TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs 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 THE EXECUTION HEREOF this 28th day of February, 2008.

Adam Schaefer

Heidi Schaefer

State of Tennessee)
County of Davidson)

On this 28th day of February, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Adam Schaefer and Heidi Schaefer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 248,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of February, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
William Sneed
6712 Boundry Run
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
126-16-0A 099.00CO