03

Realty Title 48-A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#4010-2

The actual consideration or value, whichever is greater, for this transfer is **$246,200.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2008.

Notary Public

My commission expires: 2/22/09

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TN

Davidson County DEEDWARR
Recvd: 07/14/08 11:43 2 pg
Fees:13.00 Taxes:910.94

20080714-0071945

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MARY SCHROEDER and PATRICK SCHROEDER	COUNTRYWIDE BANK, FSB	**Map 181-10-0-A Parcel 100.00co**
7276 Autumn Crossing Way	1199 N. FAIRFAX ST., #500	
Brentwood, TN 37027	ALEXANDRIA, VA 22314	

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

MICHAEL W. THOMAS and wife, SARAH B. THOMAS

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

MARY SCHROEDER and husband, PATRICK SCHROEDER

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

LAND in Davidson County, Tennessee, being Lot No. 357 on the Plan of Autumn Oaks Subdivision, Phase Three, a Planned Unit Development, as of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael W. Thomas and wife, Sarah B. Thomas, by Warranty Deed dated February 28, 2005, from Corinthian Custom Homes, Inc., of record in Instrument No. 20050303-0023642, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20010912-0099443 and as amended in Instrument No. 20030513-0064238, said Register's Office; Restrictions as contained in Deed of record in Book 6704, Page 397, and as amended in Book 6968, Page 30, said Register's Office; Restrictions as contained in Deed of record in Book 6968, Page 30, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (__XX__) unimproved (____) property, known as: **7276 Autumn Crossing Way, Brentwood, TN 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this **11th** day of **July, 2008.**

MICHAEL W. THOMAS

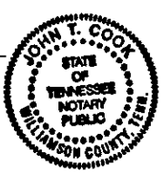
SARAH B. THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL W. THOMAS and wife, SARAH B. THOMAS,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **July, 2008.**

Notary Public



My Commission Expires: 3/22/09