(1)

PREPARED BY & RETURN TO: JAMES SEARS
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN. 37072

Davidson County DEEDWARR
Recvd: 08/28/08 09:00 2 pg
Fees:13.00 Taxes:609.76
20080828-0088252

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of August, 2008 by and between **Edward Schmidt, an unmarried man** herein after referred to as **GRANTOR**, and **Cheryl W. Schmidt, an unmarried woman** herein after referred to as **GRANTEES**.

WITNESSETH: That for and in consideration of **One Hundred Sixty Four Thousand Eight Hundred ($164,800.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in the city of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

Being Lot 59, on the Plan of Section 5, Trailwood, of record in Plat Book 6900, page 477, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edward Schmidt by Deed dated 09/04/03 in Instrument# 20031014-0152004 in said Register's Office for Davidson County, Tennessee.

Map & Parcel: 108-12-214
This is un-improved property known as: 3232 East Lake Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

This conveyance is subject to the following Exceptions:
1. Rights or claims of parties in possession not shown by the public record.
2. Easements, or claims of easements, not shown by public records
3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records
5. Real Estate Taxes for the year 2008 and subsequent years not yet due and payable.
6. The engineering calculations in computing the exact amount of acreage contained therein.
7. All matter shown on Plan of record in Book 6900, page 477.
8.Subject to all Restriction and Easements in Book 8078, page 521

.NAME & ADDRESS OF NEW PROPERTY OWNER:
Cheryl W Schmidt
3232 East Lake Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

WITNESS MY HAND on the day and year first written above

Edward Schmidt _____

Edward Schmidt

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Edward Schmidt** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 25th day of August, **2008**.

_____
NOTARY PUBLIC
My Commission Expires: 7/5/11

JAMES T SEARS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
COMM. EXPIRES [redacted]

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ($164800.00) which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of August, **2008**.

_____
NOTARY PUBLIC
My Commission Expires: 7/5/11

JAMES T SEARS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
COMM. EXPIRES [redacted]