Davidson County DEEDWARR
Recvd: 09/03/08 10:54 2 pg
Fees:13.00 Taxes:493.95

20080903-0090129

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of August, 2008, by and between Alex Schauffert, unmarried, party of the first part, and Burrel C Davis II, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Prestwick Place, of record in Instrument No. 20040723-0088164, Register's Office for said County, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Alex Schauffert by virtue of Warranty Deed dated december 27, 2005 and recorded at Instrument No. 20060203-0013704 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2008 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Instrument No. 200408310104880 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Alex Schauffert

STATE OF California
COUNTY OF Solano

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Alex Schauffert, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of August, 2008.

Sherry Iacono, Notary Public
Notary Public

SHERRY IACONO
COMM. # 1698580
NOTARY PUBLIC-CALIFORNIA
SOLANO COUNTY
MY COMM. EXP. OCT. 10, 2010

My Commission Expires: 10-10-2010

Property Owner & Address:	Burrel C Davis II 1912 Waveport Place Whites Creek, TN 37189
Tax Parcel No	049120A03300CO
Property Address:	1912 Waveport Place Whites Creek, TN 37189
MAIL TAX BILLS TO:	Franklin American Mortgage Company 504 Corporate Centre Drive, Suite 400 **Franklin, TN 37067**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $133,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Burrel C. Davis II
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of August, 2008.

My Commission Expires: 9-19-09 Memorie K. White
Notary Public

