Davidson County DEEDWARR
Recvd: 12/15/08 13:56 3 pgs
Fees:18.00 Taxes:673.40
20081215-0120091

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jerry W. Deering II, et ux 1328 Springfield Highway Goodlettsville, TN 37072	Same as New Owner	Map 12-2 Parcel 10

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT D. SCHRODER, TRUSTEE and THE ESTATE OF ERMA D. SCHRODER, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JERRY W. DEERING II and wife, MARY ELIZABETH DEERING, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land in the 10th Councilmanic District of Davidson County, Tennessee, described according to a survey Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated November 7, 2008, as follows:

BEING a portion of Lot 135 on the plan of Grizzard Manor, Section 6, of record in Book 5200, page 79, said Register's Office.

Beginning at an iron pin (new), in the southerly margin of U.S. highway #41, (Springfield Highway), the northwest corner of Lot 134, Grizzard Manor, Section 6, being a plat of record in Deed Book 5200, Page 79, RODCT, the northeast corner of this tract, and continuing, as follows: S 37°02'35" W, 376.84 feet to a pipe (old), the southwest corner of Lot 134, in the northerly boundary of Lot 147;
thence, N 34°55'17" W, passing a common corner of Lot 147 and Lot 146, and continuing in all 173.44 feet to an iron pin (old), in the northerly boundary of Lot 146, the southeast corner of Lot 136; thence, N 37°01'37" E, 323.31 feet to an iron pin (new), in the southerly margin of U.S. Highway #41, the northeast corner of Lot 136; thence, S 52°54'00" E, 165.00 feet, to the point of beginning, containing 1.33 acres, more or less.

The said property being only a portion of the original lot of record due to a right of way conveyance to the State of Tennessee in Deed Book 6117, page 822, said Register's Office. (Not included in the above description.)

BEING a portion of that property conveyed to Robert D. Schroder and Erma D. Schroder by Deed to Create Tenancy in Common from Robert D. Schroder and wife, Erma D. Schroder, of record in Book 9736, page 737, said Register's Office. And, the said Erma D. Schroder died on July 24, 1996, leaving one-half of the said property vested in The Estate of Erma D. Schroder. And, further being the same property conveyed to the Robert D. Schroder Revocable Trust under date of May 11, 2000, by deed of record in Instrument No. 2000025150048686, said Register's Office, a one-half undivided interest. The said property is now vested as follows: a one-half undivided interest in The Estate of Erma D. Schroder, deceased, and a one-half undivided interest in the Robert D. Schroder Revocable Trust under date of May 11, 2000. Deborah Williams and Becky Fisher are the only children born to

or adopted by Erma D. Schroder during her lifetime and are the only heirs at law and beneficiaries of the Estate of Erma D. Schroder, deceased. Robert D. Schroder is the Trustee for the Robert D. Schroder Revocable Trust under date of May 11, 2000. There was no probate of the Estate of Erma D. Schroder and she was not a recipient of TennCare during her lifetime.

The mailing address for the said property is 1328 Springfield Highway, Goodlettsville, TN 37072 and also known as 1328 Dickerson Road, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2008, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the plan of record in Book 5200, page 79, said Register's Office.

3. Subject to Restrictive Covenants of record in Book 5327, page 668, said Register's Office.

4. Subject to right of way conveyance to the State of Tennessee of record in Deed Book 6117, page 822, said Register's Office.

5. Subject to a 2.5' x 10' utility anchor easement located on each front corner of the property adjacent to U.S. Highway No. 41 and also subject to a 10' drainage and utility easement along the rear line of the said property.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

THE ROBERT D. SCHRODER REVOCABLE TRUST UNDER DATE OF MAY 11, 2000.

Robert D Schroder TR
BY: ROBERT D. SCHRODER, TRUSTEE

THE ESTATE OF ERMA D. SCHRODER, deceased

Deborah Williams
BY: DEBORAH WILLIAMS, Beneficiary

Becky Fisher
BY: BECKY FISHER, Beneficiary

"GRANTEES"

Jerry W. Deering II
JERRY W. DEERING II

Mary Elizabeth Deering
MARY ELIZABETH DEERING

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY W. DEERING II and wife, MARY ELIZABETH DEERING, 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, at office, this the 5th day of December, 2008.

PATSY C. DAVISON NOTARY MY COMM. EXP. DECEMBER 2, 2009 PUBLIC STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH WILLIAMS and BECKY FISHER, Beneficiaries of the Estate of Erma D. Schroder, deceased, 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, at office, this the 5th day of December, 2008.

PATSY C. DAVISON NOTARY MY COMM. EXP. DECEMBER 2, 2009 PUBLIC STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT D. SCHRODER, with whom I am personally acquainted and who acknowledged himself to be the Trustee of the Robert D. Schroder Revocable Trust under date of May 11, 2000, the bargainor, a Trust, and as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Trust by himself as Trustee.

WITNESS my hand, at office, this the 5th day of December, 2008.

PATSY C. DAVISON NOTARY MY COMM. EXP. DECEMBER 2, 2009 PUBLIC STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $182,000.00.

Affiant

Sworn to and subscribed before me, this the 5th day of December, 2008.

PATSY C. DAVISON NOTARY MY COMM. EXP. DECEMBER 2, 2009 PUBLIC STATE OF TENNESSEE

NOTARY PUBLIC