Record & Return to
[illegible] Title Company
[illegible], Suite 120
[illegible]

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/02/09 13:41 2 pgs
Fees:13.00 Taxes:836.20
20090102-0000296

ADDRESS NEW OWNER:
Rosemary F. Gaffka
7309 River Bend Rd
Nash TN 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
National City Mortgage a division of National City Bank
3232 Newmark Drive
Miamisburg, OH 45342

MAP	**141-12**
GROUP	**C**
PARCEL	**44.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alfred Charles Schwab, III and wife, Sara Beth Schwab,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Rosemary F. Gaffka unmarried**, hereinafter called the GRANTEE, her 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. 44 on the Plan of River Bend, of record in Plat Book 6900, page 504-505, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alfred Charles Schwab, III and wife, Sara Beth Schwab by deed from Matthew Paul Kreidenweis and wife, Pamela Norris Kreidenweis of record in Book 10393, page 207, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **7309 River Bend Road, Nashville, Tennessee 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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **18th** day of **December, 2008.**

Alfred Charles Schwab, III

Sara Beth Schwab

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alfred Charles Schwab, III and wife, Sara Beth Schwab**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of December, 2008.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $226,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of December, 2008.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 7/19/2008