Return to: Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

Davidson County DEEDWARR
Recvd: 02/05/09 14:10 2 pgs
Fees:13.00 Taxes:1147.00
20090205-0010135

#691

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Bo McCoy Payne and wife, Debra Brooke Schoen Payne	**U.S. Bank N.A.**	**Map 181.100-D-**
412 High Point Terrace	**4801 Frederica Street**	**Parcel 041.00CO**
Brentwood, TN 37027	**Owensboro, KY 42301**	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Touchstone Builders, Inc., a Tennessee corporation,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Bo McCoy Payne and wife, Debra Brooke Schoen Payne,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of Jackson Valley Subdivision, Section One, of record in Plat Instrument No. 20070808-0094664, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Touchstone Builders, Inc., a Tennessee corporation by warranty deed dated June 9, 2008 from GSH Development, LLC, a Tennessee limited liability company of record in Instrument No. 20080610-0059598 , said Register's Office.

This conveyance is subject to the following:

1. **2009 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Restrictions and Charter for Jackson Valley Homeowners Association of record in Instrument No. 20070322-0035003 and in Instrument No. 20051007-0121055, said Register's Office. Subject to any Homeowner's Association Fees.**
3. **Storm Water Detention of record in Instrument No. 20060512-0055724, said Register's Office.**
4. **Any and all matters appearing on the Plan of record in Plat Instrument No. 20070808-0094664, said Register's Office.**

This is improved property commonly known as **412 High Point Terrace, Brentwood, TN 37027**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $310,000.00.

B. McCoy Paige
Affiant

Subscribed and sworn to before me this 30th day of January, 2009.

Judy Painter-Rose
Notary public:
My commission expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **30th** day of **January, 2009.**

Touchstone Builders, Inc.

By: _____
Douglas Schenkel, President

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The State and County aforesaid, personally appeared **Douglas Schenkel**, with whom I am personally acquainted or (proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged HIMSELF to be the **PRESIDENT** of Touchstone Builders, Inc., the within named bargainor, and that HE as such **PRESIDENT**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of corporation, by HIMSELF as **PRESIDENT**.

WITNESS my hand and official seal at Nolensville, Tennessee, this 30th day of **January, 2009**.

Judy Painter-Rose
Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011