14471 36538

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

Davidson County DEEDWARR
Recvd: 05/01/09 11:38 4 pgs
Fees:23.00 Taxes:536.13
20090501-0039751

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hal C. Schofield, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and does hereby transfer and convey unto **Elaine Jackson,** unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Peninsula Point, Phase Three, Section Three, of record in Plat Book 11700, Book 32, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being property conveyed to Hal C. Schofield, unmarried, by Warranty Deed from Richard R. Akers and wife, Kellee W. Akers of record in Instrument No. 20031230-0183779, dated 12/26/03 and recorded 12/30/03, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL: 137-13A-230CO

This property is known as: 3764 Waterford Way, Antioch, TN 37013

Subject to all Matters as shown on the Plan of record in Book 11700, Page 32, register's Office for Davidson County, Tennessee.

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Restrictive Covenants of record in the instruments of record in Book 9942, Page 908, Book 10973, Page 39, Book 11181, Page 371, Book 10453, Page 287, Book 11692, Page 36 and Instrument No. 20000410-0035892 Register's Office for Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand, this the 1st day of May, 2009.

Hal C. Schofield

Hal C. Schofield, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hal C. Schofield, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1st day of May, 2009.

NOTARY PUBLIC

My Commission Expires:



Grantee(s) Name, Address:	Send Tax Statement To:
Elaine Jackson	Guaranty Trust Co.
3764 Waterford Way	316 Robert Rose Drive
Antioch, TN 37013	Murfreesboro, TN 37129

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$144,900.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30th day of April, 2009.

Elaine Jackson
Affiant

Type or Print Name

(Seal)

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires:

6-18-2012

Type or Print Name

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY