PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20100060400 DEEDWARR

Recvd: 09/24/10 14:06 2 pgs

Fees:13.00 Taxes:1065.60

20100924-0076302

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50629

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael L. Schneider, Jr. Tara Schneider 5553 Traceside Drive Nashville, Tennessee 37221	Franklin American Mortgage Co. 501 Corporate Center Dr. Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 155160A02300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$288,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jarron Battle Springer and spouse, Jennie Rebecca Springer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael L. Schneider, Jr. and spouse, Tara Schneider** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 142, on the Plan of a Re-subdivision of Traceside, Section One, of record in Book 7900, Page 946, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jarron Battle Springer and wife, Jennie Rebecca Springer by Warranty Deed from William Douglas Robertson and wife, Leslie C. Robertson, dated February 21, 2003 and recorded on February 27, 2003, of record in Document No. 20030227-0026173, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan of record in Book 7900, Page 946, said Register's Office , shows an owner's certificate, minimum setback lines and easements to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, Page 493, Book 9677, Page 675 and Book 9668, Page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5553 Traceside Drive, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of September, 2010.

Jarron Battle Springer

Jennie Rebecca Springer

State of TENNESSEE
County of DAVIDSON

On this 24th day of September, 2010 , before me the undersigned authority, personally appeared Jarron Battle Springer and Jennie Rebecca Springer , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $288,000.00

Affiant

Sworn and subscribed before me this the 24th day of September, 2010

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires

Notary Public