BOX 10-B

BILL GARRETT, Davidson County
Trans:T20100063076 DEEDWARR
Recvd: 10/05/10 14:55 4 pgs
Fees:23.00 Taxes:460.28

20101005-0079759

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,400.00

x Chantilly Mooney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF OCTOBER, 2010.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: August 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHANTILLY E. MOONEY, ET AL	**SWBC MORTGAGE CORPORATION**	**074-00-0-038.00**
(NAME) **1945 NEELYS BEND ROAD**	(NAME) **9311 SAN PEDRO, SUITE 125**	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS) **SAN ANTONIO, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRADLEY SCHAUBERT, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHANTILLY E. MOONEY, AN UNMARRIED WOMAN, AND STEPHEN G. HOWELL, AN UNMARRIED MAN, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY

This conveyance is subject to all matters shown on the attached survey prepared by James Terry & Associates, Job No. 2003-329, dated 9-21-2010 and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved(X) property, known as **1945 NEELYS BEND ROAD, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 my hand this 4th day of October, 2010.

BRADLEY SCHAUBERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bradley Schaubert**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of October, 2010.

My commission expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

EXHIBIT "A"

PROPERTY DESCRIPTION

A tract of land 9th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being shown as Parcel 38.00 on Davidson County Tax Map No. 74 and being more particularly described as follows:

Beginning at an iron pipe (found) on the easterly right-of-way margin of Neelys Bend Road at the northwesterly corner of Lot No. 1 as shown on the final plat entitled "Rafe White Lot, Harvey T. Connor Property" as of record in Instrument No. 20011219-0140042, Register's Office for Davidson County, Tennessee; thence,

1. With the easterly right-of-way margin of said Neelys Bend Road, North 12 degrees 49 minutes 19 seconds West, 148.35 feet to an iron rod (found) at a southwesterly property corner of a tract of land conveyed to Richard A. Odom Et Al. As of record in Deed Book 6704, Page 46, Register's Office for Davidson County, Tennessee; thence,
2. Leaving the easterly right-of-way margin of Neelys Bend Road and with the southerly property line of said Richard A. Odom property, North 70 degrees 12 minutes 53 seconds East, 124.00 feet to an iron pipe (found); thence,
3. With the southerly property line of said Richard A. Odom property, the following calls:

South 16 degrees 53 minutes 43 seconds East, 5.38 feet; thence,
North 73 degrees 49 minutes 04 seconds East, 13.19 feet; thence,
South 77 degrees 42 minutes 57 seconds East, 16.30 feet; thence,
South 52 degrees 44 minutes 01 seconds East, 78.45 feet; thence,
South 55 degrees 45 minutes 57 seconds East, 18.03 feet; thence,
South 09 degrees 33 minutes 53 seconds East, 52.70 feet to a point in the northerly property line of said Lot No. 1 on the final plat entitled "Rafe White Lot, Harvey T. Connor Property"; thence,

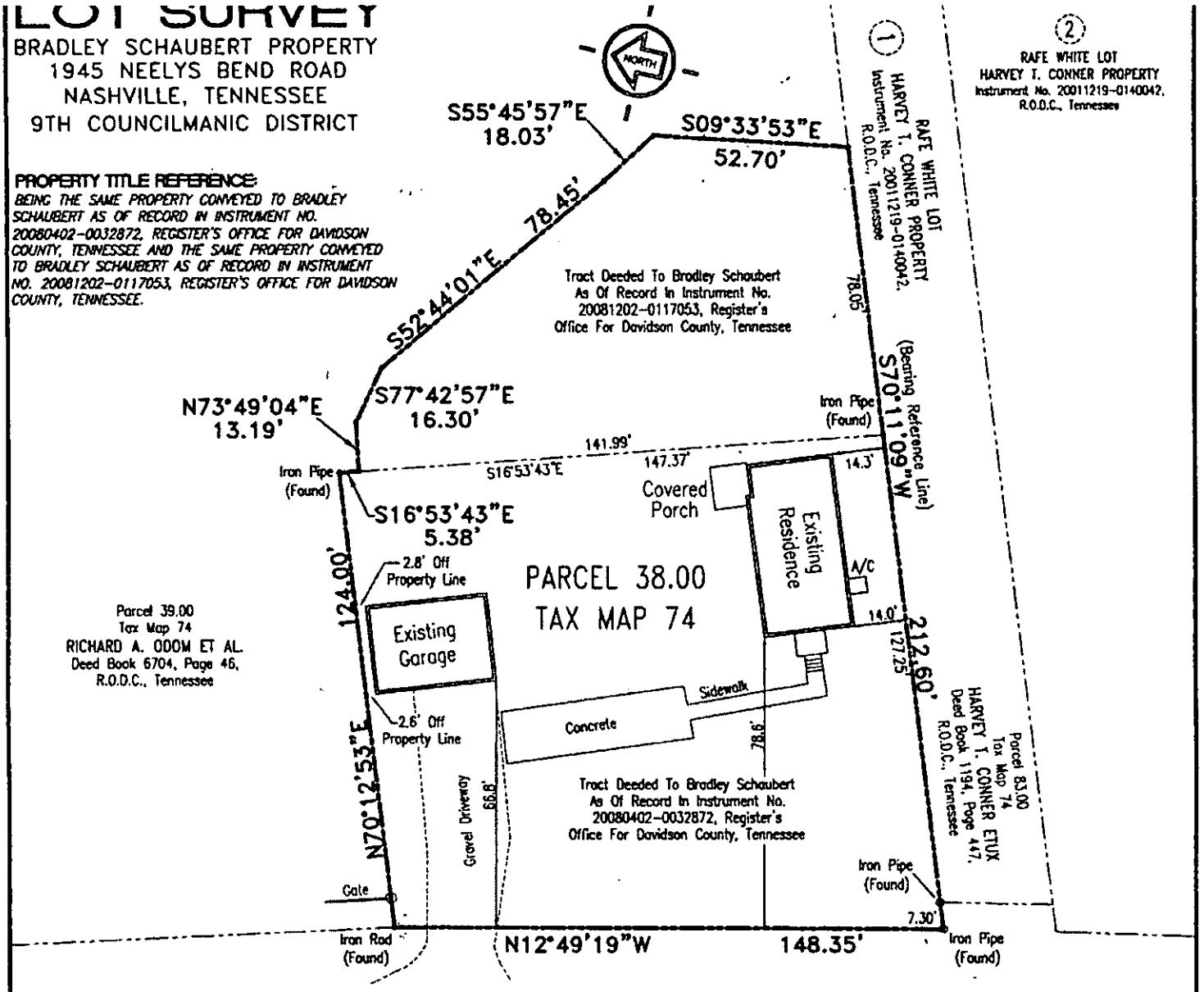
4. With the northerly property line of said Lot No. 1, in part, South 70 degrees 11 minutes 09 seconds West, passing through an iron pipe (found) at 78.05 feet, and passing through another iron pipe (found) at 205.30 feet, for a total distance of 212.60 feet to the Point Of Beginning and containing 26,952 square feet or 0.618 acres, more or less as calculated by the above courses and distances.

Being the same property conveyed to Bradley Schaubert as of record in Instrument No. 20080402-0032872, Register's Office for Davidson County, Tennessee and Instrument No. 20081202-0117053, Register's Office for Davidson County, Tennessee.

LOT SURVEY

BRADLEY SCHAUBERT PROPERTY
1945 NEELYS BEND ROAD
NASHVILLE, TENNESSEE
9TH COUNCILMANIC DISTRICT

PROPERTY TITLE REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO BRADLEY SCHAUBERT AS OF RECORD IN INSTRUMENT NO. 20080402-0032872, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE SAME PROPERTY CONVEYED TO BRADLEY SCHAUBERT AS OF RECORD IN INSTRUMENT NO. 20081202-0117053, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.



GENERAL NOTES:

1. *BEARINGS SHOWN HEREON ARE REFERENCED TO THE FINAL PLAT OF RAFE WHITE LOT, HARVEY T. CONNER PROPERTY AS OF RECORD IN INSTRUMENT NO. 20011219-0140042, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.*
2. *PROPERTY CURRENTLY ZONED: RS80.*
3. *NO TITLE REPORT FURNISHED TO THIS SURVEYOR; THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.*
4. *THIS LOT IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT. MAP NO. 47037C 0233 F - DATED: APRIL 20, 2001.*
5. *PARCEL NUMBERS SHOWN HEREON PERTAIN TO DAVIDSON COUNTY PROPERTY MAP NO. 74.*
6. *ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO THE PROPERTY AND/OR R.O.W. LINES UNLESS NOTED OTHERWISE.*

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN THE STATE OF TENNESSEE AND THE UNADJUSTED ERROR OF CLOSURE EXCEEDS 1:10,000.

DATE: 9-21-2010 BY: JAMES C. TERRY

SIGNED: TENN. R.L.S. # 2287

STATE OF TENNESSEE NO. 2287 9-21-2010

OWNER: BRADLEY SCHAUBERT
ADDRESS: 1945 NEELYS BEND ROAD
CITY: NASHVILLE, TENNESSEE 37115
SCALE: 1"= 40' DATE: SEPTEMBER 21, 2010
MAP: 74 PARCEL: 38.00
LOT AREA: 26,952 SQ.FT. OR 0.618 OF AN ACRE ±

PREPARED BY:
JAMES TERRY & ASSOCIATES
2812 BRANWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE # 615-883-2918

JOB NO. 2003-329