THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 248619
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Dec. 2010.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 7, 2011

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Atwill	Bank of America, N.A.	MAP 160-11-A
35 Ashington Lane	101 South Tryon Street	PARCEL 108
Brentwood, TN 37027	Charlotte, NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **John A. Schoenhard and wife, Anne R. Schoenhard (formerly known as Anne R. Newman)**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mollye J. Brown, unmarried and Anne Brown Atwill, unmarried, as joint tenants with the right of survivorship**

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:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Hemmingwood, Phases I, II, III and IV of record in Book 6900, Pages 6, 7, and 8, Register's Office for said County.

Being the same property conveyed to John A. Schoenhard and spouse, Anne R. Newman by deed from David P. Ohmstede, married of record in Instrument No. 20060608-0068134, Register's Office for Davidson County, Tennessee.

Anne R. Schoenhard and Anne R. Newman are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **35 Ashington Lane, Brentwood, TN 37027.**

BILL GARRETT, Davidson County
Trans:T20110000245 DEEDWARR
Recvd: 01/03/11 11:17 2 pgs
Fees:13.00 Taxes:999.00

20110103-0000346

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 our hand(s) this the 30th day of December, 2010.

John A. Schoenhard

Anne R. Schoenhard by John A. Schoenhard Attorney-In-Fact

Anne R. Schoenhard by John A. Schoenhard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this the 30th day of December, 2010.

My Commission expires 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 1-26-008
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John A. Schoenhard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrumenton behalf of **Anne R. Schoenhard**, as her Attorney in Fact, as the free act and deed of the within named **Anne R. Schoenhard**.

Witness my hand and official seal this the 30th day of December, 2010.

My Commission expires 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 1-26-008
DAVIDSON COUNTY, TENN.