Instr:200006010054585 Page: 1 OF 2
REC'D FOR REC 06/01/2000 1:38:16PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $210.90

2uB

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Steven D. Scheibe		Map 58-15 Parcel 191

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged;

Banc One Financial Services, Inc.

hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

Steven D. Scheibe

hereinafter called the Grantee, his 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. 3 on the Plan of Royal Hills, Section I, of record in Book 4675, page 73, Register's Office for said County.

Said Lot No. 3 fronts 86.28 feet on the southerly margin of Lunn Drive and extends back 171.43 feet on the easterly line and 171.66 feet on the westerly line to a dead line in the rear, measuring 95.02 feet thereon.

Being the same property conveyed to Banc One Financial Services, Inc. by Substitute Trustee's Deed from William Timothy Hill, Substitute Trustee of record in Instrument No. 200001130004848, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4813, page 77 and Book 4895, page 102, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4675, page 73, said Register's Office.

Taxes for the year 2000 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is improved property known as 3781 Lunn Drive, Nashville, TN 37210.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "as is" condition.

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 his heirs and assigns, forever; and we do covenant with the said Grantee 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.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the

said Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

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 hands this 11 day of May, 2000.

BANC ONE FINANCIAL SERVICES, INC.

By: Stanley D. Heigert AVP

By: Larry G. Seymour

STATE OF INDIANA)
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stanley D. Heigert and Larry G Seymour, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be AVP and Asst Secretary, respectively, of the Banc One Financial Services, Inc., the within named bargainor, and that they as such AVP and Asst Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Banc One Financial Services, Inc. by themselves as Stanley D. Heigert and Larry G Seymour.

Witness my hand and seal, at office in Fishers, Indiana, this 11 day of May, 2000.

My Commission Expires:

11-30-07

NOTARY PUBLIC
JULIE A. ACHENBACH
Notary Public, State of Indiana
County of Hamilton
My Commission Expires Nov 30, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $57,000.00.

Steven D. Scheible
AFFIANT

Subscribed and sworn to before me this 30th day of May, 2000.

My Commission Expires:

1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC