THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17782**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me this 6th day of MARCH, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. Robert Nathan Poss 3100 Woodlawn Drive Nashville, Tennessee 37215	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 62916-7028	MAP 117-1 PAR 39 FB 07DA 3940

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ANN EATON SCHEFFER, DEVISEE AND EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF MARY S. SCHEFFER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT NATHAN POSS AND WIFE, ALISON O. POSS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3100 Woodlawn Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of MARCH, 2001.

ANN EATON SCHEFFER, DEVISEE AND
EXECUTOR UNDER THE LAST WILL
AND TESTAMENT OF MARY S. SCHEFFER

Davidson County DEEDWARR
Recvd: 03/07/01 11:28 2pgs
Fees:11.00 Taxes:1091.50

20010307-0021564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ANN EATON SCHEFFER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of MARCH, 2001.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being in the 7th Civil District of said County and State, being Lot No. 1 on the Plan of Clark and Dunlap's property on Woodlawn Drive, not of record, described according to a survey made by T.R. Sanford, Surveyor, April 4, 1949, as revised by survey by James A. Hamilton, Surveyor, dated June 17, 1950, as follows:

Beginning on the northerly margin of Woodlawn Drive 559.75 feet east of the easterly line of property conveyed to William A. Beasley, Jr. by deed from Mollie Glennon, et al, of record in Book 1394, page 187, Register's Office for said County, being the corner of Lots Nos. 1 and 2; thence with the line between said lots, north 0 deg. 09 min. east 339.2 feet to an iron pin; thence south 88 deg. 0 min. east 107 feet, more or less, to the westerly margin of Richland Golf Course property thence with their west line, south 0 deg. 09 min. west 336.3 feet to the northerly margin of Woodlawn Drive; thence with the northerly margin of said Drive, westwardly 110.25 feet, more or less, to the beginning.

Being the same property conveyed to Thomas E. Scheffer and wife, Mary Sumpter Scheffer by deed from R.L. Fetters and wife, Helen P. Fetters of record in Book 2692, page 405, said Register's Office. Thomas E. Scheffer has since died. Mary Sumpter Scheffer has subsequently died and devised said property to be administered by her executor, Ann Eaton Scheffer, by Will of record in Will Book 1674-307285, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) Easements of record in Book 4058, page 478, said Register's Office.