File Box 8

PREPARED BY (AND RETURN TO):

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W & I Ref: (GJ) Title No: 43166

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/17/02 16:10 2pgs
Fees:13.00 Taxes:592.00
20020117-0007525

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven Vertrees Rebekah Vertrees 1204 Winter Breeze Court Nashville, Tennessee 37221	Taylor, Bean & Whitaker 1417 N. Magnolia Ave. Ocala, FL 34475

TAX MAP-PARCEL NUMBERS: 141-7-B-151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$160,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Patricia A. Schoffield, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven Vertrees and spouse, Rebekah Vertrees** 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. 150 on the Plan of Somerset Farms, Section 4, Phase 3, a PUD, as of record in Book 9700, page 460, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patricia A. Scholfield, unmarried, by deed from Somerset Farms, a Tennessee Joint Venture of record in Book 10984, page 180, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 460, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 8556, page 11, Book 9383, page 526, Book 9662, page 869, Book 10190, page 182, Book 10410, page 89, 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: 1204 Winter Breeze Court, 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 11th day of January, 2002 .

Patricia A. Schoffield

Patricia A. Schoffield

State of TENNESSEE

County of WILLIAMSON

On this 11th day of January, 2002 , before me the undersigned authority, personally appeared **Patricia A. Schoffield** , 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.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. CHRISTY

Notary

State of TENNESSEE Commission Expires JULY 26, 2003

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $160,000.00

Affiant

Sworn and subscribed before me this 11th day of January, 2002

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. CHRISTY

Notary Public

Commission Expires JULY 26, 2003