This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Anne D. Welton
Affiant

Subscribed and sworn to before me this 20th day of February, 2004.

Notary Public

My Commission Expires: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 02/25/04 08:57 2pgs
Fees:13.00 Taxes:758.50
20040225-0021163

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Anthony N. Banker Amanda M. Banker 1035 Percy Warner Blvd. Nashville, TN 37205	SAME	129-8-27

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Elizabeth S. Scheuerman, widow, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto Anthony N. Banker and wife, Amanda M. Banker, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being lot No. 36 on the Plan of Warner Park Valley, Section I, as of record in Book 3600, pages 12, 13 and 14, as amended in Book 3702, page 465, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 100 feet on the northwesterly margin of Percy Warner Boulevard and runs back 190.84 feet on the northeasterly line and 252.6 feet on the southwesterly line, which is a broken line, to a dead line measuring 75 feet thereon.

Being the same property conveyed to W. D. Scheuerman and wife, Elizabeth S. Scheuerman by deed of record in Book 4426, page 937, Register's Office for Davidson County, Tennessee.

W. D. Scheuerman now being deceased.

This conveyance in made subject to:

1. Taxes for 2004 and all subsequent years, a lien, but not yet due and payable.
2. Plan of record in Book 3600, pages 12, 13 and 14, as amended in Book 3702, page 465, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 1035 Percy Warner Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of February, 2004.

By: Elizabeth S. Scheuerman

Elizabeth S. Scheuerman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Elizabeth S. Scheuerman, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Franklin, Tennessee, this 10th day of February, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN