RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN04146

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/04 13:56 2pgs
Fees:13.00 Taxes:680.80

20040804-0093686

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$184,000.00

Deborah L. Coy, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of July, 2004

Sharon E. Moore
Notary Public

MY COMMISSION EXPIRES: 4-16-06

SHARON E. MOORE NOTARY PUBLIC AT LARGE BEDFORD CO.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darin Scheff **7451 George Gaines Road** **Nashville, TN 37221**	Americas Wholesale Lender 750 Old Hickory Blvd., #180 Brentwood, TN 37127	**142-09-0-008.00**

FOR AND IN 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,

Stephen M. Gervasi and wife, Patricia C. Gervasi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darin Scheff and wife, Cynthia Scheff

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. 20 on the plan of Harpeth Estates, Section Five, of record in Plat Book 4595, page 37, Register's Office for said County.

Said Lot No. 20 fronts 114.43 feet on the southerly margin of George Gaines Road and extends back 135.5 feet on the easterly line and 141.31 feet on the westerly line to a dead line in the rear, measuring 114.32 feet thereon.

Being the same property conveyed to Stephen M. Gervasi and wife, Patricia C. Gervasi, by Warranty Deed from Marion J. Williams, married, dated 3-5-01 and recorded 3-8-01 in Instrument Number 20010308-0022019, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **7451 George Gaines Road, Nashville, TN 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 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 hands this 22nd day of July, 2004.

Stephen M. Gervasi
Stephen M. Gervasi

Patricia C. Gervasi
Patricia C. Gervasi

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 **Stephen M. Gervasi** and wife **Patricia C. Gervasi** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of July, 2004.

Commission Expires: PAMELA B. MATHENEY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV 27 2004 DAVIDSON COUNTY, TN

Pamela B Matheney
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

My commission expires:_____ _____
Notary Public