File #200480179

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

Return to:

Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~01/29/05~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Scharf, an unmarried man,	Wells Fargo Home Mortgage	Map: 83-09-98
(NAME) 1211 Forrest Avenue	(NAME) 3601 Minnesota Drive, #200	Parcel:
(ADDRESS) Nashville TN 37206	(ADDRESS) Bloomington, MN 55435	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CURTIS D. WELDY, AN UNMARRIED MAN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DAVID B. SCHARF, AN UNMARRIED MAN,** 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 the easterly half of Lot No. 3 of Block 3 of the Partial Plan of the Property of The East Addition Real Estate Company, also known as D. H. Bailey Subdivision of part of the Andrew Allison Home Place in East Nashville, a plan of which is of record in Book 161, Page 73, Register's Office for said County.

Said easterly half of Lot No. 3 fronts 50 feet on the northerly side of Forrest Avenue and extends back northerly between parallel lines, 160 feet to an alley in the rear.

Being the same property conveyed to Curtis D. Weldy and William J Payne, both unmarried as joint tenants, with rights of survivorship by Warranty Deed dated February 25, 2000 of record in Instrument No. 20000228-0018873, and being further conveyed to Curtis D. Weldy by Quitclaim Deed dated October 18, 2001 of record in Instrument No. 20011214-0138278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on plat of record in Book 161, Page 73; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1211 Forrest Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 16th day of September, 2004.

Curtis D. Weldy

Davidson County DEEDWARR
Recvd: 09/30/04 11:06 2pgs
Fees:13.00 Taxes:1150.70

20040930-0117796

STATE OF Tennessee

COUNTY OF Sumner

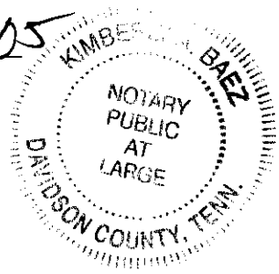
Before me, the undersigned Notary Public, personally appeared Curtis D. Weldy, an unmarried man, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of September, 2004.

Kimberly A. Baez

Notary Public

My Commission Expires: 1-29-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066