WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/05 09:03 2 pg
Fees:13.00 Taxes:114.70

20050310-0026444

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$174,000.00~~ $0.00

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 5 day of March, 2005

Notary Public

My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rekeesha Ellison	SAME	81-06-0-141.00
2711 Jenkins Street		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Steven D. Scheibe**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rekeesha Ellison**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 10 on the plan of Cumberland Gardens Subdivision, of record in Book 2900, pages 3 and 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 10 fronts 52.5 feet on the southern margin of Jenkins Street and extends back between lines 158.5 feet on the easterly line and 139.1 feet on the westerly line to a broken line in the rear, measuring 49.35 feet thereon.

Being the same property conveyed to Steven D. Scheibe, by deed from Wilson & Associated, P.L.L.C., as Successor Trustee, on February 22, 2005, of record in Instrument Number 20050223-0019644, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2900, pages 3 and 4, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2909, page 135; and Book 4162, page 987, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2711 Jenkins Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 1, 2005.

Steven D. Scheibe

Steven D. Scheibe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven D. Scheibe** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 1, 2005

My commission expires 9-22-07

Notary Public

