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472[illegible] ANDREW JACKSON PKWY
HERMITAGE, TN 37076

This instrument prepared by:

FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 06/17/05 14:14 2 pgs
Fees:13.00 Taxes:402.93

20050617-0069614

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of June, 2005, by and between Patricia Roberts Scheer and husband, Fred Michael Scheer, party of the first part, and Ramona Sturkie, an unmarried woman and Rebecca Sturkie, an unmarried woman, as Tenants in common with right of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Dreamland Estates, Southeast, Section One, as of record in Plat Book 5200, Pages 646 and 647, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia Roberts, unmarried, herein by Warranty Deed dated December 1, 1997 filed for record December 3, 1997 in Book 10707, Page 682, in the Register's Office of Davidson County, Tennessee.
Also being the same property conveyed to Patricia Roberts Scheer and Fred Michael Scheer by Patricia Roberts, herein by Quit Claim Deed dated March 1, 2002 filed for record March 13, 2002 at Instrument No. 20020313-0032011, in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 5200, Pages 646 and 647, as Amended in Book 6873, Page 410, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Patricia Roberts Scheer

Fred Michael Scheer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Patricia Roberts Scheer and Fred Michael Scheer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Property Owner & Address : Ramona Sturkie & Rebecca Sturkie
813 Ilawood Court
Nashville, TN 37211

Tax Parcel No.: 162-13-0-169.00

Property Address: 813 Ilawood Court
Nashville, TN 37211

MAIL TAX BILLS TO: Ownit Mortgage Solutions, Inc.
P.O. Box 4354
Houston, TX 77210-4354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $108,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 02-04-07

MARIAN S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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