WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2005

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~04/24/09~~ 1/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Darnell Mills	Fieldstone Mortgage Company	Map 062
2607 Paddle Wheel Drive	11000 Broken Land Pkwy., Suite 600	Group 02-0-A
Nashville, TN 37214	Columbia, MD 21044	Parcel 072-00-CO

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

Gordon T. Scheffler and wife, Violet Scheffler,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Darnell Mills, married
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 the First Civil District of Davidson County, Tennessee, Being Lot No. 61-A on the Plan of River Trace Estates, Phase I, Section 1, of record in Plat Book 6250, Pages 996 and 997, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gordon T. Scheffler, unmarried, by Warranty Deed from First American National Bank of record in Book 8591, Page 37, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6851, Page 370; Book 6982, Page 747; Instrument 20011126-0128569; and Book 6851, Page 390, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 996 and 997; and (3) Slope Easement of record in Book 7296, Page 484; TVA Transmission Line Easement of record in Book 1163, Page 341; Flowage Easement of record in Book 2022, Page 83; and Easement of record in Book 3959, Page 595, said Register's Office.

The said Violet Scheffler joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2607 Paddle Wheel Drive, Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 08/19/05 09:40 2 pgs
Fees:13.00 Taxes:476.93
20050819-0098919

Witness my hand this 11th day of August, 2005.

Gordon T. Scheffler

Violet Scheffler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon T. Scheffler and Violet Scheffler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 2005.

My Commission Expires: ~~01/24/09~~
1/27/07

Notary Public

