THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00. S. D. Scheibe Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2005. Notary Public MY COMMISSION EXPIRES: 1-26-07 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven D. Scheibe	owner	MAP 72-11
1613 Litton Avenue	P O BOX 930	PARCEL 154
Nashville, TN 37216	Fairview, TN 37062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Birdie Ruth Wolfe Estate**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven D. Scheibe**

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 number 180 on the plan of the Map showing the subdivision of the Waters Place, of record in Book 332, pages 136 & 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Azzie Lee Williams for a life estate, of record in Book 4979, page 495, said Register's Office. The said Azzie Lee Williams has since died, with the reversion to Birdie Ruth Wolfe (also known as Ruth Wolfe) the sole heir of Pauline W. Thornton. The said Birdie Ruth Wolfe has since died. Under her Last Will and Testament, filed for Probate in the Seventh Circuit Court of Davidson County, Tennessee, under docket number 05P946, the undersigned Herbert Lee Wolfe and Robert Glen Wolfe were appointed Executors and vested with the power and authority to sell the described real property

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1613 Litton Avenue, Nashville, TN 37216.**

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 the 15th day of December, 2005.

Birdie Ruth Wolfe Estate

BY: Herbert Lee Wolfe Ex Robert Glenn Wolfe Ex.

Herbert Lee Wolfe, Executor Robert Glenn Wolfe, Executor

Davidson County DEEDWARR
Recvd: 12/19/05 10:31 2 pgs
Fees:13.00 Taxes:151.70

20051219-0151674

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 Robert Glenn Wolfe and Herbert Lee Wolfe, the Executors of the Estate of Birdie Ruth Wolfe the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of December, 2005.

My Commission expires 1-26-09

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of December, 2005.

My Commission expires _____

_____
Notary Public