This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060155

Davidson County DEEDWARR
Recvd: 03/03/06 12:08 2 pgs
Fees:13.00 Taxes:641.95
20060303-0024930

Send Tax Bills To:
SunTrust Mortgage
201 Fourth Ave N. 7th Floor
Nashville, TN 37219

New Owner is:
Bettie L. Mathews
2804 Call Hill Road
Nashville, TN 37211

MAP: 172-12-O-B
PARCEL: 295.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John M. Scheig , unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bettie L.** Mathews, **unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 473 on the plan of Bradford Hills, Section Thirteen, of record in Book 7900, page 661 amending Book 7900, page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John M. Scheig, unmarried by Warranty Deed from George R. Wilson and Stephen L. Wilson, and Rachel Linn Wilson dated 3/18/05, recorded 3/24/05, in Instrument No. 200603240032026, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements and/or setback lines of record in Plat Book 7900, page 661, and amended in Book 7900, page 6, said Register's Office; Restrictive covenants of record in Book 9227, page 681, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of March, 2006.

Power of Attorney of record in Instrument No. 20060303-0024929 Register's Office of Davidson, County, Tennessee.

GRANTOR:
Bryan Wm. Lucy for
John M. Scheig, Atty. in Fact

John M. Scheig

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John M. Scheig, unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of March, 2006.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $173,500.00.

Affiant

SWORN TO and subscribed before me this 2nd day of March, 2006

NOTARY PUBLIC

My commission expires:

7-25-09

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009