THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25499-05-2006** **Record & Return To:** **Westgate Title** **1600 Westgate Circle, Suite 125-D** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $254,000.00 Affiant Subscribed and sworn to before me this 1st day of June, 2006. Notary Public My Commission Expires: 8/11/07

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

WARRANTY DEED

Address New Owner: Brian E. & Bridget K. Billingsley 762 Myhr Drive Nashville, TN 37221	**Send Tax Bills To:** Owner	**Tax Information:** Map No.156.02-0 Parcel No. 085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher A. Scharman and wife, Amy I. Scharman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian E. Billingsley and wife, Bridget K. Billingsley** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 762 Myhr Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of June, 2006.

Christopher A. Scharman

Amy I. Scharman

Davidson County DEEDWARR
Recvd: 06/13/06 11:17 2 pgs
Fees:13.00 Taxes:939.80
20060613-0070197

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christopher A. Scharman and Amy I. Scharman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2006.

MICHAEL MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Section 3 Harpeth Valley Park as of record in Plat Book 4175, page 15, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher A. Scharman et ux Amy I. Scharman by deed dated April 25, 2003 from Richard Morton Trapp et ux Wilma Bryant Trapp appearing as Instrument No. 20030523-0070937, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 3857, page 858, made applicable in Book 4237, page 179, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 4175, page 15, Register's Office for Davidson County, Tennessee.