This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Return To:
Vantage Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Kristian I. Klefstad
7109 Wynham Place
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 07/31/06 10:54 2 pgs
Fees:13.00 Taxes:888.00
20060731-0092253

MORTGAGEE:
Leader Mortgage, LLC
4456 Corporation Lane, Suite 100
Virginia Beach, VA 23462

MAP	**141-15**
GROUP	**D**
PARCEL	**16**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Frank G. Scholl and wife, Shelley R. Scholl,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Kristian I. Klefstad and Terry W. Klefstad, husband and wife,** 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 No. 16 on the Plan of Resubdivision of Lots 12 thru 16, 42, 43, Phase I, Sheffield on the Harpeth, of record in Plat Book 6900, page 182, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frank G. Scholl and wife, Shelley R. Scholl by deed from Gregg M. Berres and wife, Lorre A. Berres of record in Instrument no. 200005090046864, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **7109 Wynham Place, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 **27th** day of **July, 2006.**

Frank G. Scholl

Shelley R. Scholl
by Frank G. Scholl as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frank G. Scholl**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the attorney-in-fact for **Shelley R. Scholl** and that as said attorney-in-fact he executed the within Warranty Deed by signing the name of **Shelley R. Scholl** as her free act and deed.

WITNESS my hand and official seal this 27th day of July, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day
of July, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008