3RD

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $248,000.00

Affiant

Subscribed and sworn before me this the 1st day of August, 2006.

Notary Public
My commission expires: 7-21-07

Davidson County DEEDWARR
Recvd: 08/03/06 15:07 2 pgs
Fees:13.00 Taxes:917.60
20060803-0095066

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marcia Klein	America's Wholesale Lender	140-38
6586 Clarksville Pike	2375 N Glenville Drive RGV B-195	
Joelton, TN 37080	Richardson, TX 75082	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Damien C. Steele unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marcia Klein, unmarried , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, designated as Tract No. 10 described according to an unrecorded survey made by Hickerson and Hickerson, Engineers dated July 9, 1964 and revised October 20, 1964, as follows:

Beginning at a point in the northerly margin of Clarksville Highway, US 41-A, 853.0 feet in an easterly direction from the northeast corner of Clarksville Highway and Douglas Road; thence north 6 degrees East 1425.3 feet to an iron pin; thence north 45 degrees 05 minutes East 256.6 feet to an iron pin; thence south 5 degrees 25 minutes West 1625.0 feet to an iron pin in the northerly margin of Clarksvile Highway, North 79 degrees 00 minutes West 183.0 feet to the point of beginning, containing 6.5 acres, more or less.

Being the same property conveyed to Damien C. Steele and wife, Roberta Steele by deed from Prudential Relocation, Inc. dated September 1, 2005 as Instrument No. 200611230142043, Register's Office for Davidson County, Tennessee. And further conveyed to Damien C. Steele by deed from Roberta Steele being recorded simultaneously herewith as Instrument # 20060803-0095064, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6586 Clarksville Pike, Joelton, TN 37080.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 1st day of August, 2006.

Damien C. Steele by Roberta Steele POA

Damien C. Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Damien C. Steele and Roberta Steele, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2006.

My commission expires:

_____
Notary Public

STATE OF TN
COUNTY OF Davidson

On this 1 day of August 2006, before me, the undersigned Notary Public in and for said County and State, personally appeared Roberta Steele with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Damien C. Steele, by Power of Attorney of Attorney dated _____, and who acknowledged that he executed the same as the free act and deed of Damien C. Steele

Witness my hand and official seal this 1 day of August 2006.

My Commission Expires:
7-21-07

_____
Notary Public