WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,500.00

Tammy Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Randy L. Scheeter, Jr.	NEW OWNER	Map 174
1077 Blairfield Drive		Group 11-0-A
Antioch, TN 37013		Parcel 20 CO

FOR AND IN 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

Anthony Jones and wife, Tammy Jones

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Randy L. Scheeter, Jr. and wife, Katrina C. Scheeter
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:

BEING Lot No. 516, on the Plan of Cane Ridge Farms, Phase One, a Planned Unit Development, of record in Instrument 200008250083988, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Anthony JOnes and wife, Tammy Jones by deed from The Jones Company Custom Homes of Tennessee, Inc., of record in Instrument 20010913-0099733, dated September 10, 2001, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 200009050087103; Instrument 20001204-0119093; Instrument 20010815-0088370; Instrument 20040319-0031603; Instrument 20041102-0131848; and Instrument 20060112-0004819, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200008250083988; and (3) Easement to United Telephone Co. of record in Instrument 20020123-0009340; and Transmission Line Easement of record in Book 4428, Page 565; and Water Mains Easement of record in Book 5078, Page 476, said Register's Office.

Power of Attorney of record in Instrument 20060815-0100443, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1077 Blairfield Drive, Antioch, TN 37013

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 11th day of August, 2006.

Anthony Jones by Tammy Jones, ATTY-IN-FACT
Anthony Jones

Tammy Jones
Tammy Jones

Davidson County DEEDWARR
Recvd: 08/15/06 14:12 2 pgs
Fees:13.00 Taxes:823.25

20060815-0100444

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 Tammy Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Tammy Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Anthony Jones as his Attorney in Fact as the free act and deed of the within named Anthony Jones.
Witness my hand and official seal at Nashville, Tennessee the 11th day of August, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.