THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 08/28/06 15:37 2 pgs
Fees:13.00 Taxes:403.30
20060828-0106282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00.

Patricia Brazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2006.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: 1-26-09

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Brazier	OWNER	MAP 43-8
103 Shelby Street		PARCEL 6
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Steven D. Scheibe and Robert W. Burns**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Brazier**

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 tracts 8 & 9 on the unrecorded plan of H. A. Youngblood's Subdivision described according to a map made by Cantrell, Connell & Morrison dated May 1954, as follows:

Beginning at a point on the northwesterly margin of Shelby Street at the common corner of Tracts 9 and 10, said point being 303.1 feet, as measured along the margin of said Street, from the beginning of a curve at the intersection of said Street and Scenic Drive; thence with the line between tracts 9 and 10 northwesterly 159.2 feet to a point in the line of Morgan Hurt property; thence with the line of said property and along the rear lines of Tracts 10 and 11, South 43 degrees 01 minute west 110 feet to the common corners of Tracts 11 and 12; thence with the line between said two tracts southeasterly 154 feet to the northwesterly margin of Shelby Street; thence with the margin of said street, north 45 degrees 43 minutes east 110 feet to the point of beginning.

Being a portion of the same property conveyed to Steven D. Scheibe and Robert W. Burns by deed of record as instrument 20060320-0031926, dated March 20, 21006 and recorded March 20, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **103 Shelby Street, Old Hickory, TN 37138.**

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 the 28th day of August, 2006.

Steven D. Scheibe

Steven D. Scheibe

Robert W. Burns

Robert W. Burns

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 **Steven D. Scheibe** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2006.

My Commission expires 1-26-07

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE 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 **Robert W. Burns** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2006.

My Commission expires 1-26-07

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN