Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Karen Colbert
Affiant

Subscribed and sworn to before me, this 28th day of August, 2006.

Notary Public
My commission expires: 2/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/30/06 10:38 2 pgs
Fees:13.00 Taxes:462.50
20060830-0107091

03-0607-33918

Address of New Owner:	Send Tax Bills to:	Tax Information
Jera L. Niewoehner 610 McFerrin Avenue Nashville TN 37206	Home Focus Tax Service, LLC Lender # 2318 P.O Box 26039 Richmond, VA 23260-0000	82-08-0-267

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen Gottschamer and M. Susan Pryor**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jera L. Niewoehner**, a single woman, hereinafter called the Grantee, her successors 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. 6, on the Plan of Plan of F.O. Beazley's Subdivision of the Vaughn Tract, of record in Book 2, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Gottschamer and M. Susan Pryor by deed from Noble Properties, Inc., dated 3-03-06, recorded 3-09-06, of record in Instrument No. 20060309-0027763, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 610 McFerrin Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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 Grantee, her 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 28th day of August, 2006.

Stephen Gottschamer

M. Susan Pryor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Gottschamer and M. Susan Pryor, 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 in Nashville, TN, this 28th day of August, 2006.

Karen Colbert
State of Tennessee at Large

My Commission expires 07/24/10

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY