WARRANTY DEED

FILE BOX 19B
06-10-022-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of October, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON CO

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
David Scheibner as Tenants in Common with Tessie Rose Waltman	**"NEW OWNER"**	119-6
(NAME) 41 Jay Street	(NAME)	227.00
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **NORMA JEAN AGEE, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID SCHEIBNER AS TENANTS IN COMMON WITH TESSIE ROSE WALTMAN**, hereinafter called the Grantee(s), 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. 64, on the Map of Sterling Heights, Section III, as of record in Book 1424, Page 113, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 64 Fronts 63 feet on the South side of Jay Street and runs back between lines, 195.06 feet on the West line and 195.18 feet on the East line, to a dead line on the rear on which it measures 63 feet.

BEING the same property conveyed to James F. Agee and wife, Norma Jean Agee, by Deed from Billy Gene Chambers and wife, Cleo W. Chambers, of record in Book 3428, Page 456, Register's Office for Davidson County, Tennessee. The said James F. Agee having since died.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

Davidson County DEEDWARR
Recvd: 10/31/06 13:14 2 pgs
Fees:13.00 Taxes:166.50
20061031-0135056

BEING unimproved ☐
Improved ☐ property known as: 41 Jay Street, Nashville, TN, 37210.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 30th day of October, 2006.

Norma Jean Agee
NORMA JEAN AGEE

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 **Norma Jean Agee**, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of October, 2006.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.