THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027

SEND TAX BILLS TO:
06 Virgil J. Rutledge
06 1073 Fitzpatrick Rd.
Nashville, TN 37214

MAP PARCEL NUMBERS
Map & Parcel No: 108-16-344

Davidson County DEEDWARR
Recvd: 11/06/06 10:50 2 pgs
Fees:13.00 Taxes:385.93
20061106-0137797

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of October, **2006**, by and between **Linda L. Schreiber,unmarried** party of the first part, and **Virgil J. Rutledge**, unmarried party of the second part,

WITNESSETH: That for and in consideration of **$98,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 168-B Zone Lot Division of Lots 164-171, on the Plan of Percy Priest Woods, Section 4, as of record in Book 6250, page 901, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Duane A. Schreiber and wife, Linda L. Schreiber by deed from Gregory T. Albert and Anne Clark Albert Raymond, both married, of record in Book/Instrument No. 9069, page 3, Register's Office, Davidson County, Tennessee, dated 8-27-93 and recorded 9-2-93. The said Duane A. Schreiber have since died leaving Linda L. Schreiber as sole owner.

The above referenced property is also known as 307 Woodwind Court, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6250, Page 901; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

~~Duane A. Schreiber~~

Linda L. Schreiber by David E. Lutz, Attorney in Fact

Linda L. Schreiber

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, David E. Lutz, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Linda L. Schreiber, under a power of attorney as recorded in Instrument No. 20061106-0137796 and is authorized by Linda L. Schreiber to execute this instrument on behalf of Linda L. Schreiber.

WITNESS my hand and Notarial Seal at office this 31st day of October, 20 06

My commission expires 2/27/10

Christy D Faudree

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$98,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of October, 2006

Notary Public

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

PROPERTY ADDRESS:
307 Woodwind Court
Nashville, TN 37214

Name and Address of New Owner:
Virgil J. Rutledge
1073 Fitzpatrick Rd
Nashville, TN 37214