This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 02/16/07 10:46 2 pg
Fees:13.00 Taxes:521.70

20070216-0019754

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $141,000.00

Anne W. Weston
Affiant

Subscribed and sworn to before me,
this 14th day of February, 2007.

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public

My Commission Expires: 3-20-2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Kenneth E. Schriver 1501 Paris Avenue Nashville, Tennessee 37212	Franklin American Mortgage 501 Corporate Centre Drive, Ste.400 Franklin, TN 37064	105-10-598.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jan Baker Pass and Minna Cook Gioia**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kenneth E. Schriver and wife, Anna W. Roe**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Revised Section 98, Edgehill Estates, of record in Book 4860, Page 54 and as amended in Book 7907, Page 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jan Baker Pass and Minna Cook Gioia by Warranty Deed from Edward M. Desprez and wife, Karla J. Desprez of record in Instrument No.20070201-0013355, Register's Office for Davidson County, Tennessee.

This is improved property known as : 121 13th Avenue Circle Nashville, TN 37204.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.
2. Subject to all matters appearing on the Plan of record in Plat Book 4860, Page 54 and as amended in Book 7907, Page 103, Register's Office for Davidson County, Tennessee.
3. Subject to Council Bill No. 75-1245 for street and alley closures abandoning a portion of Marshall Streets, Alleys No. 395 and 427, and portions of Alleys No. 426 and 430, said Register's Office.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of February, 2007.

By: _____
Jan Baker Pass

By: _____
Minna Cook Gioia

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Jan Baker Pass, the bargainor, 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 Nashville, Tennessee, on this 14th day of February, 2007.

My commission Expires: 3.20.2010

_____
NOTARY PUBLIC

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appearing before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Minna Cook Gioia, the bargainor with whom I am personally aquainted, or proved to me to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th Day of February, 2007.

_____
NOTARY PUBLIC

My Commission expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010