Davidson County DEEDWARR
Recvd: 07/03/07 14:35 2 pgs
Fees:13.00 Taxes:462.50

20070703-0079533

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45305 FILE BOX "7"

WARRANTY DEED

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th day of June, 2007

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurt A. Scheib	Realty Mortgage Corporation	82-8-419
904 W. Eastland Avenue	1331 S. Water Avenue	
Nashville, TN, 37206	Gallatin, TN 37066	

FOR AND IN 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, I/WE,

Chris H. Fentress and wife, Margaret L. Fentress

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

Kurt A. Scheib, an unmarried man, and Mary J. Armstrong, an unmarried woman

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 Lot No. 1 on the Plan of the Resubdivision of part of Lot No. 15, J. W. Loves Subdivision of the Messengale Tract, of record in Book 547, page 4, said Resubdivision being of record in Book 4300, page 116, all in the Register's Office for said County.

Said Lot No. 1 fronts 75.00 feet on the southerly margin of West Eastland Avenue and extends back 172.60 feet on the westerly line and 171.26 feet on the easterly line to the northerly margin of Cleveland Street, measuring 79.00 feet thereon.

Being the same property conveyed to Chris H. Fentress, married, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument No.: 20040429-0048581, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 904 W. Eastland 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 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 ___my/our___ hand(s)_____ this 25th day of June, 2007

Chris H. Fentress

Chris H. Fentress

Margaret L. Fentress

Margaret L. Fentress

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Chris H. Fentress and wife, Margaret L. Fentress, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 2007

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010