STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2007.

Notary Public

My commission expires: 9/20/08

Davidson County DEEDWARR
Recvd: 07/30/07 10:36 2 pgs
Fees:13.00 Taxes:1091.50
20070730-0089955

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sheila M. Sferrella	NEW OWNER	102-15-0-019.00
753 Newberry		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Hughey A. Marks, Jr. and wife, Jessie P. Marks

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sheila M. Sferrella, an unmarried person and Cindy S. Wedel, an unmarried person

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 206 on the Plan of Brook Meade, Section VI, as of record in Plat Book 2331, Page 3 and 4, Register's Office for Davidson County, Tennessee, and described as follows: Beginning at a point in the northerly margin of Newberry Road at the corner of Lots 206 and 207; thence with the line between said lots northwesterly 170 feet to a point; thence southwesterly 260.1 feet to the easterly margin of Templeton Drive; thence with the margin of the same southeasterly 146.8 feet to the beginning of a curve; thence around said curve, easterly 38.4 feet to the margin of Newberry Road; thence with the margin of the same northeasterly 230.4 feet to the point of beginning.

Being the same property conveyed to Hughey A. Marks Jr. and wife, Jessie P. Marks by deed from J. B. Marks III, and wife, Reba Marks, of record in Book 2541, Page 353, Register's Office for Davidson County, Tennessee, dated June 1, 1956.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved (X) unimproved (____) property known as 753 Newberry, Nashville, TN 37205.

102-15-0-019.00 is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF July 27, 2007:

Hughey A. Marks, Jr.

Jessie P. Marks

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Davidson	)	

Personally appeared before me, a Notary Public of said County and State, Hughey A. Marks, Jr. and Jessie P. Marks, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 27th day of July, 2007.

Notary Public

My Commission Expires: 9/20/08

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF Davidson	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 27th day of July, 2007.

Notary Public

My Commission Expires:_____

20071256M