PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 48878
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/24/07 10:52 2 pgs
Fees:13.00 Taxes:284.90
20070824-0101498

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Diane S. Scher Robert Acklin 812 Percy Warner Blvd Nashville, Tennessee 37205	Countrywide Mortgage Venturess, LLC dba Commerce Union Mortgage 2021 North Gallatin Road Suite 280 Madison, Tennessee 37115

TAX MAP-PARCEL NUMBERS: 108120A04200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$77,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Floyd Neil Hendricks, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Diane S. Scher and spouse, Robert Acklin** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 42 of Lot 32 of Quail Valley, Phase Seven, Section Four, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200 page 522 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Floyd Neil Hendricks, unmarried by deed from Dominion Bank National Association of record in Book 7315, page 654, dated and executed on July 29, 1987 and recorded on August 4, 1987 in the Register's Office for Davidson County, Tennessee.

Marsha Hendricks, spouse of Floyd Neil Hendricks, joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, page 5, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6058, page 828, amended in Book 6081, page 130, Book 5881, page 534, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 1334 Quail Valley Road, Nashville, Tennessee 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of August, 2007.

Floyd Neil Hendricks

w/f ~~Marsh~~ Marsha Hendricks

State of TENNESSEE

County of DAVIDSON

On this 23rd day of August, 2007 , before me the undersigned authority, personally appeared Floyd Neil Hendricks and w/f Marsha ~~Marsh~~ Hendricks, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $77,000.00

Affiant

Sworn and subscribed before me this the 23rd day of August, 2007

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**