THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/27/07 08:57 2 pgs
Fees:13.00 Taxes:530.95
20070927-0115080

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Robert Scott Amsbary 1507 Golf Street Nashville, TN 37216	same	072-04-172.00

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, **Robert T. Sehl, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert Scott Amsbary**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the southerly 30.0 feet of the westerly part of Lot Number 9 and the northerly 40.0 feet of the westerly part of Lot Number 10, Block "A" on the Plan of Inglewood Terrace as of record in Book 1130, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert T. Sehl, unmarried by Warranty Deed from Sammy L. Richards, Jr. and wife, Terry A. Richards, dated 03/05/93 and recorded in Book 8883, Page 200, said Register's Office.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 1507 Golf Street, Nashville, TN 37216.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 19th day of September, 2007.

Robert T. Sehl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert T. Sehl,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 19th day of September, 2007.

NOTARY PUBLIC

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

My Commission Expires: 7/19/08

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $143,500.00.

Affiant

Subscribed and sworn to before me this 19th day of September, 2007.

NOTARY PUBLIC

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY, TENN.
Expires
2008

My Commission Expires: 7.19.08