Davidson County DEEDWARR
Recvd: 01/08/08 08:40 2 pg
Fees:13.00 Taxes:229.40
20080108-0002103

ADDRESS NEW OWNERS AND
SEND TAX BILLS:
STEVEN D. SCHEIBE and
ROBERT BURNS
3716 Valley Ridge Drive
Nashville TN 37211

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
59 - 13 - 23

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, ERIC SOX, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto STEVEN D. SCHEIBE and ROBERT BURNS, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 128, Trepard Heights, Section 7, of record in Book 5060, Page 159, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Hummingbird Drive, said point being the common corner of Lots 1 and 2; thence with the line between said two lots northwardly 169.68 feet to a point; thence eastwardly 113 feet to the westerly margin of Tucker Road; thence with westerly margin of said Tucker Road, southwardly 144 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the right 39.32 feet to the northerly margin of Hummingbird Drive; thence with the northerly margin of said Hummingbird Drive westerly 80 feet to the point of beginning.

Being the same property conveyed to Eric Sox by Trustee's Deed dated December 12, 2007 and recorded December 21, 2007, of record in Instrument No. 20071221-0146346, Register's Office for Davidson County, Tennessee.

This is improved property known as 3200 Hummingbird Drive, Nashville, Tennessee 37218.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind himself, his heirs and assigns, to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons, whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4 day of January, 2008.

ERIC SOX

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ERIC SOX, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 4 day of January, 2008.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $62,000.00.

AFFIANT

Subscribed and sworn to before me, this the 4 day of January, 2008.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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