THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08020131** Davidson County DEEDWARR Recvd: 03/12/08 09:06 2 pgs Fees:13.00 Taxes:1036.00 20080312-0024781	STATE OF TENNESSEE) COUNTY OF DICKSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this 29th day of February, 2008. Notary Public My Commission Expires: July 29, 2009 JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Expires 07/29/09

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Lee Sparkman	Same	Tax Parcel ID No.
2707 Natchez Trace		10414013800
Nashville TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank V. Schriner III and Marleah Kirsten Whatley Schriner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Lee Sparkman**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE: BEING the Southerly 72 feet of the Easterly 100 feet of Lot 25, PLAN OF BELAIR, as shown on plat of record in Book 332, Page 6, in the Register's Office, Davidson County, Tennessee. SAID part of Lot No. 25 fronts 67 feet on the Westerly margin of Natchez Trace (formerly called 28th Avenue South) and extends back between parallel lines and with the Northerly margin of Woodlawn Drive (as widened) 150 feet to a dead line in the rear. LESS AND EXCEPT that portion of the above described property which was conveyed to the State of Tennessee by Warranty Deed recorded November 7, 1973 in Book 4762, Page 597, in the Register's Office, Davidson County, Tennessee. Being the same property conveyed to M. Kirsten Whatley by Warranty Deed from Jeffery D. Houghton and wife, J. Loree Houghton, recorded July 9, 2002 in Instrument No. 20020709-0082320, and further conveyed to Frank V. Schriner, III and wife, Marleah Kirsten Whatley Schriner, by Quitclaim Deed from M. Kirsten Whatley recorded October 31, 2006 in Instrument No. 20061031-0135097, in the Register's Office, Davidson County, Tennessee.

Exceptions:

This conveyance is subject to the right of way of Natchez Trace (formerly known as 28th Avenue South) and Woodlawn Drive."

This conveyance is subject to all matters as shown on plan of record in Book 332, Page 6, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

This is improved property located at 2707 Natchez Trace Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of February, 2008.

Frank V. Schriner III

Marleah Kirsten Whatley Schriner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank V. Schriner III and Marleah Kirsten Whatley Schriner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February, 2008.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY