BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP
3016 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08020183**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $322,500.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2008. Notary Public My Commission Expires: May 24, 2008

MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jina M. Scherer 818 Summerly Drive Nashville TN 37209	Wells Fargo Bank, N.A. P.O. Box 11701 Newark, NJ 07101-4701	Tax Parcel ID No. 102-12 90.00

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, **Julie V. Steele, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jina M. Scherer, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 263 ON THE PLAN OF HORTON HEIGHTS, SECTION "E" OF RECORD IN BOOK 2133, PAGE 84, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 263 FRONTS 127.7 FEET ON THE NORTHEASTERLY MARGIN OF SUMMERLY DRIVE AND EXTENDS BACK NORTHEASTWARDLY 391 FEET ON THE SOUTHWESTERLY LINE AND 203 FEET ON THE NORTHWESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 258.7 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO JULIE V. STEELE, UNMARRIED BY WARRANTY DEED FROM C. S. ANDERSON, TRUSTEE AND ELIZABETH J. ANDERSON, TRUSTEE, OF THE C.S. ANDERSON FAMILY LIVING TRUST, RECORDED ON THE 1ST DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040601-0064058, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 818 Summerly Drive Nashville TN 37209.

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 10th day of March, 2008.

Julie V. Steele

Julie V. Steele

Davidson County DEEDWARR
Recvd: 03/13/08 09:42 2 pgs
Fees:13.00 Taxes:1193.25

20080313-0025218

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie V. Steele, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2008.

Notary Public

My Commission Expires: 11/22/10

