THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1647 .

Davidson County DEEDWARR
Recvd: 05/29/08 09:57 3 pgs
Fees:18.00 Taxes:1021.20
20080529-0054555

Property Address: 8012 Claytie Circle, Nashville, TN 37221

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James O. Smith and wife, Betty G. Smith**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Nicholas A. Scholz and Beth A. Scholz, husband and wife,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Phase II, "Sheffield on the Harpeth", of record in Plat Book 6900, Page 410 and 411, said Register's Office.

Said Lot No. 108 fronts 79.21 feet on the easterly margin of Claytie Circle and extends back 165.09 feet on the northerly line and 143.22 feet on the southerly line to a broken line in the rear measuring 107.80 feet thereon.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Plat Book 6900, Page 410 and 411, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Phillips Builders, Inc., dated May 31, 1991, and recorded July 7, 1991, in the Register of Deeds for the City of Nashville, County of Davidson, in Book 8369, at Page 493.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $276,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 23rd day of May, 2008.

X James O Smith {Seal}
James O. Smith

X Betty G. Smith {Seal}
Betty G. Smith

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 23rd day of May, 2008, before me the undersigned officer, personally appeared James O. Smith and Betty G. Smith, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 1-23-2011

Grantees' Name, Address, Phone:
Nicholas A. Scholz and Beth A. Scholz
8012 Claytie Circle
Nashville, TN 37221

Map and Parcel No. 141-15-0D-108.00 CO

SEND TAX STATEMENTS TO:

USAA Federal Savings Bank
10750 McDermott Frwy
San Antonio, TX 78288

State of: TENNESSEE
County of: WILLIAMSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $276,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 23rd day of May, 2008.

Notary Public
My Commission expires: July 16, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

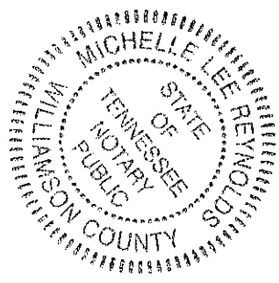
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: June 20, 2011