File Box 9-B
First Title and Escrow
ftec file #27813

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Robert Schneider and Lee Ann Watson	Pinnacle National Bank New Owner	Map/Parcel -
7356 Cavalier Road	211 Commerce St. #301	142-02 49.00
Nashville, TN 37221	Nashville, TN 37219	13272 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Patricia A. Scherer, not married** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Robert Schneider and wife, Lee Ann Watson** (The "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65, CROSS TIMBERS, SECTION 2, as shown on plat of record in Plat Book 3700, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 65 fronts 100 foot on the Northerly side of Cavalier Road and extends back 170 feet on the Easterly line and 158.1 feet on the Westerly line to a dead line which is a broken line measuring 132.30 feet thereon.

Being part of the same property conveyed to Patricia A. Scherer by Quitclaim Deed from James F. Scherer, recorded the 12th day of March, 2007, in Instrument No. 20070312-0029995; being part of the same property conveyed to James F. Scherer by Quitclaim Deed from Patricia A. Scherer, recorded the 10th day of October, 2001, in Instrument No. 20011010-0110293; and being the same property conveyed to James F. Scherer and wife, Patricia Scherer by Warranty Deed from Shya-Ling Hu and wife, Shu-yin Hu, recorded the 26th day of November, 1997, in Book 10699, Page 754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2008, which have been prorated, the payment of which is assumed by Grantee
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CROSS TIMBERS, SECTION 2, as recorded in Plat Book 3700, Page(s) 92, said Register's Office.
3. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4064, Page 909, amended in Book 4318, Page 652 and Book 5425, Page 362, said Register's Office.

This is improved property commonly known as: 7356 Cavalier Road, Nashville, TN 37221.

Davidson County DEEDWARR
Recvd: 07/16/08 12:14 2 pgs
Fees:13.00 Taxes:610.50
20080716-0072805

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $165,000.00

Affiant

CHRISTINA M. READ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Subscribed and sworn to before me this 17th day of July, 2008.

My Commission Expires NOV. 22, 2010

My Commission Expires: _____

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of July, 2008.

Patricia A. Scherer

Patricia A. Scherer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of July, 2008, before me personally appeared Patricia A. Scherer to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 02/26/2011

VICKY CAMILLEN DICKSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC