30B

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 08070527

PLEASE RETURN TO:
AMTITLE & ESCROW
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 07/17/08 10:30 2 pg
Fees:13.00 Taxes:841.75

20080717-0073348

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $227,500.00.

D. Annette Maples
Affiant

Subscribed and sworn to before me, this 14th day of July, 2008.

Doris Coley
Notary Public
My Commission Expires: 9-5-

DORIS COLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristin Ellingwood 3811 Lookout Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 10401001500

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, **Andrew B. Schenck and wife, Claudia B. Schenck,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kristin Ellingwood**, ("Grantees"), her 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 Lot 40, SECTION 1, PLAN OF VALLEY VIEW SUBDIVISION, SECOND REVISION, as shown on plat of record in Plat Book 2331, Page 113, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Andrew B. Schenck and Claudia B. Schenck by Warranty Deed from James Flexer and wife, Linda Flexer, recorded on the 6th day of June, 2000 in Instrument No. 200006060056442, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 3811 Lookout 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 14th day of July, 2008.

Andrew B. Schenck by Claudia B. Schenck atty in fact — Claudia B. Schenck

Andrew B. Schenck

Claudia B. Schenck

Claudia B. Schenck executed this instrument on behalf of Andrew B. Schenck pursuant to the Limited Power of Attorney which is of record by Instrument Number 20060717 0073347 **in the Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Claudia B. Schenck, 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 14th day of July, 2008.

Notary Public

My Commission Expires: 11/22/10

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claudia B. Schenck, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Andrew B. Schenck, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of May, 2007.

Notary Public

My Commission Expires: 11/22/10

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