RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-090400301

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090027709 DEEDWARR
Recvd: 04/28/09 10:22 2 pgs
Fees: 13.00 Taxes: 673.03
20090428-0038164

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$181,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
24th day of APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires Oct. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL SHEETZ	**CityLife Lending, Group, LLC**	**083-04-0-167.00**
2601 CARTER AVENUE	**P.O. Box 5708**	
NASHVILLE, TN 37206	**Springfield, OH 45501-5708**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Ryan Oldham and wife, Courtney Rian Oldham, an undivided one half interest and David E. Griffin and wife, Peggy L. Griffin, an undivided one half interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Sheetz and wife, Patricia Sheetz

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 423 on the Plan of Dugger Heights, Section IV, as of record in Book 2083, page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 423 fronts 98.4 feet on the North side of Carter Street and extends back between lines, 212.4 feet on the west line and 222.7 feet on the east line to a dead line in the rear on which it measures 98.1 feet.

Being the same property conveyed to James Ryan Oldham and wife, Courtney Rian Oldham, an undivided one half interest and David E. Griffin and wife, Peggy L. Griffin, an undivided one half interest, by Warranty Deed from Retta M. Waggoner, dated 6-27-08 and recorded 6-30-08 in Instrument No. 20080630-0067000, also being the same property conveyed to Retta M. Waggoner by Will of Aline Matthews Wrenn of record in Will Book O, Page 614, Clerk and Master's Office of Smith County, Tennessee, also being the same property conveyed to Roy K. Wrenn and Aline M. Wrenn by Warranty Deed from Sterling Homes, Inc, dated 08-17-54 and recorded 08-24-54 in Book 2295, Page 191, in the Register's Office of Davidson County, Tennessee. The said Roy K. Wrenn having since died on or about 02-11-80, leaving property vested in Aline M. Wrenn, as surviving spouse. The said Aline M. Wrenn having since died on or about 10-31-95, leaving Will of record in Will Book O, page 614, Clerk and Master's Office of Smith County, Tennessee. The Will vesting property in Fred Lee Matthews, Eugene Matthews and Retta M. Waggoner. The said Fred Lee Matthews having since died on or about 04-30-02 and the said Eugene Matthews having since died on or about 02-07-02, leaving property vested in Retta M. Waggoner.

This is improved (X) property known as **2601 CARTER AVENUE, NASHVILLE, TN 37206**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; except for matters that appear of record and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of APRIL, 2009.

James Ryan Oldham

Courtney Rian Oldham

David E. Griffin

Peggy L. Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Ryan Oldham and wife, Courtney Rian Oldham and David E. Griffin and wife, Peggy L. Griffin the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of APRIL, 2009.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2009.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2009, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 2009.

Commission Expires:_____

_____
Notary Public