NEW OWNER:

MARION ALBERT QUINA, III
107 WEST TYNE DRIVE
NASHVILLE, TN 37205

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 09-0683

Map 130
Group 05-0
Parcel 037.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20090063718 DEEDWARR
Recvd: 09/17/09 14:05 3 pgs
Fees:18.00 Taxes:1147.00
20090917-0086955

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SCOTT SCHREIER and wife, RACHEL SCHREIER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MARION ALBERT QUINA, III and wife, MARJORIE HALL QUINA, tenants by the entireties**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in the 34th Councilmanic District of Nashville, Davidson County, Tennessee, on the southerly margin of West Tyne Drive, 183.9 feet East of the right-of-way return of Tennessee State Highway 100, being Lot No. 24, Block "H", 2nd Revised Plan, Highlands of Belle Meade No. 2 as recorded in Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee, and described according to a boundary survey dated March 31, 2004, by Campbell, McRae and Associates Surveying, Inc. (John Hood TN RLS #1838) as follows:

BEGINNING at an iron pipe (old) on the southerly margin of West Tyne Drive, said pipe being the Northeast corner of the James M. Halloran Land (Book 11267, page 597, RODC, TN) also known as Lot 25, Block "H", 2nd revised plan, Highlands of Belle Meade No. 2 (Book 1130, Pages 71 and 72 RODC, TN) and the Northwest corner of Lot 24, Block "H" of said 2nd revised plan Highlands of Belle Meade No. 2, said pipe being located S 60 deg. 57' 31" E 183.9 feet from the R.O.W. return of State Highway 100; thence with said southerly margin of West Tyne Drive S 60 deg. 23' 23" E

15.53 feet to a concrete monument (old); thence with a curve to the left with an included angle of 08 deg. 39' 59", a radius of 550.00 feet, a tangent length of 41.68 feet, a chord bearing and distance of S 65 deg. 37' 14" E 83.11 feet for an arc length of 83.19 feet to a concrete monument (old); thence S 69 deg. 46' 14" E 2.34 feet to an iron rod (new) at the Northwest corner of the Jeffrey L. Wolfgang Land (Instrument No. 20020220-0021416 RODC, TN), also known as Lot 23, Block "H" of said 2nd revised plan, Highlands of Belle Meade No. 2; thence leaving said Southerly margin with said Wolfgang S 21 deg. 33' 36" W 209.98 feet to an iron pipe (old) in the northerly line of the Andrew C. Healy Land **(Instrument No. 20010629-0069094 RODC, TN) also known as Lot 4,** Block "H" of said 2nd revised plan, Highlands of Belle Meade No. 2; thence with said Healy N 69 deg. 48' 14" W 49.01 feet to an iron rod (new); thence N 60 deg. 57' 17" W, passing the Northeast corner of the James E. Roberts Land (Book 5359, Page 66, RODC, TN) also known as Lot 3, Block "H" of said 2nd revised plan, Highlands of Belle Meade at 7.29 feet for a total distance of 79.48 feet to an iron pipe (old) at the Southeast corner of said Halloran; thence with said Halloran N 29 deg. 00' 40" E 208.77 feet to the point of beginning, containing 24,070.46 square feet, or 0.55 acre, more or less.

Being the same property conveyed unto Scott Schreier and Rachel Schreier, married, by deed from William P. Clifford and Angela Clifford, dated April 7, 2004, and of record as Instrument No. 20040408-0040491, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of 107 WEST TYNE DRIVE, NASHVILLE, TN 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1130, Pages 71 and 72, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 15th day of September, 2009.

Scott Schreier
SCOTT SCHREIER

By: Lawrence Light
Lawrence Light, Attorney in Fact pursuant to Power of Atty of record as Instrument No. 20090917-0086953

Rachel Schreier
RACHEL SCHREIER

By: Lawrence Light
Lawrence Light, Attorney in Fact pursuant to Power of Atty of record as Instrument No. 20090917-0086954

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **LAWRENCE LIGHT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **SCOTT SCHREIER and RACHEL SCHREIER** the within-named bargainor, as the free act and deed of the said **SCOTT SCHREIER and RACHEL SCHREIER.**

WITNESS my hand and official seal at office, this 15th day of September, 2009.

TODD A. TRESSLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 6-2-2013

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The actual consideration or value, whichever is greater, for this transfer is **$310,000.00**.

Debbie A. Darby
AFFIANT

Sworn to and subscribed to before me this 15th day of September, 2009.

TODD A. TRESSLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 6-2-2013