Return To: John T. Cook, PC
File No. G-22535--8

BOX #14A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100032354 DEEDWARR
Recvd: 05/28/10 13:49 2 pgs
Fees:13.00 Taxes:736.30
20100528-0041421

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50494
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel J. Schlacter Katharine Y. Schlacter 1217 Davidson Road Nashville, Tennessee 37205	Wells Fargo Home Mortgage P. O. Box 11701 Newark, NJ 07101-4701

TAX MAP-PARCEL NUMBERS: 10214001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$199,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ingrid Shoaf, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel J. Schlacter and spouse, Katharine Y. Schlacter** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Lot No. 63, on the Plan of Crest Meade, Section II, of record in Book 2331, Pages 151 and 152, Register's Office for said County described as follows:

BEGINNING on the southwesterly margin of Davidson Road at the common corner of Lots Nos. 63 and 64; thence in a southwesterly direction with the dividing line of said Lot, 271 feet to a corner of part of Lot No. 63 conveyed to the State of Tennessee by deed in Book 3102, Page 597; thence following the State property, South 15 deg. 41 min. 37 sec. East 11.7 feet; thence South 68 deg. 41 min. West 9 feet to the rear line of Lot No. 63; thence along the rear line of said lot, southeasterly 174.3 feet; thence along the southeasterly line of said lot, northeasterly 307.6 feet to the southwesterly margin of Davidson Road; thence with the same, northwesterly 115 feet to the point of beginning.

BEING the same property conveyed to Ingrid Shoaf Bettis, unmarried, by Warranty Deed from James H. Kiser and wife, Deborah M. Kiser, dated March 20, 1986 and recorded on March 26, 1986, of record in Book 6813, Page 684, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 19, 2008, recorded on March 3, 2008, of record in Document No. 20080303-0021252, said Register's Office subject property was conveyed to Ingrid Shoaf.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, Pages 151 and 152, said Register's Office, which Plan shows a 35 foot minimum building setback line from Davidson Road and a 10 foot easement for public utility purposes along the rear line and the southwesterly portion of the southerly sideline and a 2.5 x 20 foot utility anchor easement located on the northeasterly and southeasterly front corners of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4872, Page 30, said Register's Office.

This is improved property, known as: 1217 Davidson Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of May, 2010.

Ingrid Shoaf

State of TENNESSEE
County of DAVIDSON

On this 26th day of May, 2010, before me the undersigned authority, personally appeared Ingrid Shoaf, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $199,000.00.

Affiant

Sworn and subscribed before me this the 26th day of May, 2010.

My Commission Expires: 3/7/2011

Notary Public

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.