PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20100042885 DEEDWARR

Recvd: 07/13/10 11:54 2 pgs

Fees:13.00 Taxes:1387.50

20100713-0054933

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50543

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Seth J. Scholer Caroline M. Scholer 208 Page Road Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 14403003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas H. Ware, Trustee**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Seth J. Scholer and spouse, Caroline M. Scholer** 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 Lot No. 44 on the Plan of Chickering Hills, Section Two, of record in Book 2331, page 137, Register's Office for said County.

Said Lot No. 44 fronts 180 feet on the easterly margin of Lynwood Boulevard and extends back 264.3 feet on the northerly line and 250.3 feet on the southerly line to a dead line in the rear, measuring 220.1 feet thereon.

Being the same property conveyed to Thomas H. Ware, Trustee (of the Pendleton Cobb Waugh Trust) by Trustee's Deed from Whitney Hunt Waugh and Pendleton Cobb Waugh, Co-Trustees of the Irving C. Waugh Revocable Trust dated March 1, 2006, as directed under the terms of the said Irving C. Waugh Revocable Trust, said Trustee's Deed being dated October 7, 2007 and recorded on November 9, 2007, of record as Doc. No. 20071109-0132355 Register's Office for Davidson County, Tennessee. The Pendleton Cobb Waugh Trust grants Thomas H. Ware, Trustee, full power to convey the subject property.

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 Page 137, said Register's Office, which Plan shows a 75 foot minimum building setback line from Lynwood Boulevard and a 20 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 1086 Lynnwood Boulevard, Nashville, Tennessee 37215

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 12th day of July, 2010.

Thomas H. Ware, Trustee

Thomas H. Ware, Trustee

State of TENNESSEE

County of DAVIDSON

On this 12th day of July, 2010 , before me the undersigned authority, personally appeared Thomas H. Ware, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 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 $375,000.00

Affiant

Sworn and subscribed before me this the 5th day of July, 2010

Notary Public

My Commission Expires:

My Commission Expires May 2, 2011