BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100043785 DEEDWARR
Recvd: 07/19/10 08:44 2 pgs
Fees:13.00 Taxes:1110.00
20100719-0056001

State of Tennessee)
County of Davidson)

G#22426-7

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2010.

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul F. Scholten and Lorraina Q. Scholten	**"New Owners"**	**Map 118-11-0 Parcel 030.00**
795 Elysian Fields Rd		
Nashville, TN 37204		

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

Nancy A. Kirkland, unmarried

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

Paul F. Scholten and wife, Lorraina Q. Scholten

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:

LAND in Davidson County, Tennessee, being Lot No. 32 of Block "B" on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 80.0 feet on the West side of Azalea Place and extends back 131.5 feet on the North line and 121.7 feet on the South line, to a dead line in the rear on which it measures 45.0 feet.

BEING the same property conveyed to Nancy Kirkland and Clive J. Gregson, by Warranty Deed dated May 29, 2002, from John W. Charping and wife, Betty J. Larsen, of record in Instrument No. 20020531-0066071, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of Divorce of record in Docket No. 04D-3423, Eighth Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Nancy A. Kirkland by Quitclaim Deed dated March 30, 2005, from Clive J. Gregson, of record in Instrument No. 20050629-0074560, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (_X_) unimproved (____) property, known as: **2829 Azalea Place, Nashville, TN 37204**.

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 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; 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 my/our hand(s) this **15th** day of **July, 2010.**

Nancy A. Kirkland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nancy A. Kirkland,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **July, 2010.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.