THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,250.00. S D. Scheibe Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2010. Notary Public MY COMMISSION EXPIRES: 1-4-12 (AFFIX SEAL)

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CO.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven D. Scheibe	owner	MAP 70-01
P. O. Box 1027		PARCEL 42
FAIRVIEW TN 37062		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Quintetta T. Johnson and Selene Venet King,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven D. Scheibe,** 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 number 299 on the Plan of Section V, Treppard Heights, as of record in Book 2663, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property vested in Charles Edward Wallace by Decree recorded as Instrument Number 20021107-0137315, said Register's Office. The said Charles Edward Wallace has since died intestate. The sole heirs-at-law of Charles Edward Wallace (also known as Charles E. Wallace, Sr.) are Charles E. Wallace, Jr. and Selene Venet King. Reference is made to the Affidavit of heirship recorded simultaneously herewith.) The said Charles E. Wallace, Jr. has conveyed his interest in the property to Quintetta T. Johnson by Quitclaim Deed recorded as instrument number 20101203-0096535, said Register's Office. Charles E. Wallace, Jr. joins in this conveyance for the purpose of granting any interest he may have in the property,

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3311 W. Hamilton Avenue, Nashville, TN 37218.**

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; 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 the 20th day of December, 2010.

Quintetta T. Johnson
Quintetta T. Johnson

Charles Edward Wallace Jr
Charles E. Wallace, Jr.

Selene Venet King by Gertie Bee King Wallace
Selene Venet King by Gertie Bee King Wallace, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20100080634 DEEDWARR
Recvd: 12/22/10 14:07 2 pgs
Fees:13.00 Taxes:82.33
20101222-0101879

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 **Quintetta T. Johnson and Charles E. Wallace, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of December, 2010.

My Commission expires 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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 **Gertie Bee King Wallace** 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 on behalf of **Selene King Wallace**, as her Attorney in Fact, as the free act and deed of the within named **Selene Venet King**.

Witness my hand and official seal this the 20th day of December, 2010.

My Commission expires 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN