THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110025962 DEEDWARR
Recvd: 05/03/11 09:25 2 pgs
Fees:13.00 Taxes:2786.10
20110503-0033665

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***753,000.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Jack D. Steinhilber, Jr. 1915 Ashwood Avenue Nashville, Tennessee 37212	Finworth Mortgage, LLC 2505 21st Avenue, South #204 Nashville, Tennessee 37212	MAP 104-16-0 PARCEL 118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Fifty Three Thousand and 00/100 Dollars ($***753,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Benjamin Ross Scott, unmarried, and James Michael Gilmore, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jack D. Steinhilber, Jr. and wife, Alicia D. Steinhilber, (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:

BEING the easterly 65.0 feet of Lot No. 73 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Book 332, page 117, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 73 fronts 65.0 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Benjamin Ross Scott, unmarried, and James Michael Gilmore, unmarried, as tenants in common with right of survivorship, by Warranty Deed dated July 12, 2006, from Edward G. White and wife, Tina S. White, of record as Instrument No. 20060718-0086682 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1915 Ashwood Avenue, Nashville, Tennessee 37212.

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

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 28th day of April, 2011.

Benjamin Ross Scott

Benjamin Ross Scott

James Michael Gilmore

James Michael Gilmore

By: James Michael Gilmore
James Michael Gilmore
Attorney in Fact

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 James Michael Gilmore, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2011.

Mitchell A Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James Michael Gilmore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Benjamin Ross Scott and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Benjamin Ross Scott.

WITNESS my hand and official seal this 28th day of April, 2011.

Mitchell A Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY