STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVE SCHEIBE	**SAME**	**150-00-0-011.00**
(NAME) **P. O. BOX 1024**	(NAME)	
(ADDRESS) **FAIRVIEW, TN 37062**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120056112 DEEDWARR
Recvd: 07/31/12 10:42 2 pgs
Fees:13.00 Taxes:240.50
20120731-0067337

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, REBECCA ANN RICKARD,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVE SCHEIBE,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point on the westerly margin of Anderson Road at the southeast corner of a tract of land conveyed to Kennedy Lee Collier, unmarried and Beatrice C. Guthrie, unmarried by Quitclaim Deed from Beatrice C. Guthrie, unmarried, of record in Book 11676, page 136, Register's Office for said County; thence along the southern boundary lines of said John L. Robertson tract, westwardly 100 feet to a point; thence northwardly 100 feet to a point; thence eastwardly 100 feet on the westerly margin of said Anderson Road; thence southwardly along the westerly margin of said Anderson Road, 100 feet to the beginning.

Being the same property conveyed to BEATRICE C. GUTHRIE, UNMARRIED, by deed from PRIME EQUITY COMPANY, A TENNESSEE GENERAL PARTNERSHIP, of record in Book 10075, page 536, dated May 30, 1996, said Register's Office. Being further conveyed to KENNEDY LEE COLLIER, UNMARRIED AND BEATRICE C. GUTHRIE, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from BEATRICE GUTHRIE, UNMARRIED, RETAINING A LIFE ESTATE, of record in Book 11676, page 136, dated September 24, 1999, said Register's Office. Being further conveyed to KENNEDY LEE COLLIER, by Quitclaim Deed from BEATRICE GUTHRIE, UNMARRIED, of record as Instrument No. 20020828-0103969, dated August 28, 2002, said Register's Office. Being further conveyed to REBECCA ANN JONES, by Quitclaim Deed from KENNEDY LEE COLLIER, of record as Instrument No. 20040707-0080709, dated July 7, 2004, said Register's Office. Being further conveyed to REBECCA ANN RICKARD, by Quitclaim Deed from REBECCA ANN RICKARD FORMERLY KNOWN AS REBECCA ANN JONES, A MARRIED WOMAN, AND JOINED BY HER SPOUSE DAVID RICKARD, of record as Instrument No. 20060718-0086086, dated June 29, 2006, said Register's Office.

This conveyance is subject to a Right-of-Way Easement granted to Gulf Interstate Gas Company of record in Book 2242, page 235, and any other easements, restrictions or conditions that may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(x) property known as **3292 ANDERSON ROAD, ANTIOCH, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27 day of July, 2012.

REBECCA ANN RICKARD

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 **Rebecca Ann Rickard**, the bargainor, 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 office this 27th day of July, 2012.

My commission expires: **May 5, 2015**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON