Prepared by and Return to:
Title Enterprise Service Co., LLC.
214 Centerview Dr., Ste. 225
Brentwood, TN 37027
(615) 370-4724

Instr:200001210007175 Page: 1 OF 3
REC'D FOR REC 01/21/2000 10:51:52AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $336.70

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Shirley Pechan Savage** (herinafter referred to as "Grantor") has this day bargained and sold and does hereby transfer and convey unto **Kelly L. Shortt and husband, Larry W. Shortt** (herinafter referred to as "Grantee") her heirs and assigns, forever, that certain property located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 6 day of January, 2000.

Shirley Pechan Savage

Shirley Pechan Savage

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Shirley Pechan Savage with whom I am personally aquainted, or proved to me on the basis of saisfactory evidence and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 6 day of January, 2000.

Ginny L Katrick

Notary Public

My Commission Expires: _____

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $91,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Kelly L. Shortt
Affiant

Subscribed and sworn to before me this 6 day of January, 2000.

Ginny L. Katricka
Notary Public

My Commission Expires: _____

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBER: 44/10/12.00

ADDRESS OF NEW OWNER:
Kelly and Larry Shortt
1304 Donelson Ave.
Old Hickory, TN 37138

SEND TAX BILLS TO:
SAME

Being Lot No. 8 on the Plat of section I, Rolling Green Subdivision, Villiage of Old Hickory, Fourth Civil DIstrict, Davidson County, Tennessee, as shown on plan recorded August 21, 1948, in Book 1424, page 76, in Register's Office for Davidson County, Tennessee; fronting 90 ft. on Donelson Avenue and containing 0.63 acres, more or less;
Subject to and/or reserving two special utility easements; One 10 ft. wide for electricity and/or telephone, and one 10 ft. wide for sewer line; and all rights in connection with said easements, including the ingress and ogress over the property herein conveyed for servicing easements, are expressly reserved to the grantor. If special easements are abandoned for the purpose to which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purpose. All as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Shirley Pechan Savage from Jimmy Roscoe Savage by Last Will and Testament dated February 18, 1991 and recorded in Will Book 59, page 56, Register's Office for Davidson County, Tennessee.

(BW-129900550/23)