This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Will Shatford
432 Lynwood Blvd.
Nashville, Tennessee 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SAME

MAP **116-15**
GROUP
PARCEL **97**

Davidson County DEEDWARR
Recvd: 02/23/01 14:56 2pgs
Fees:11.00 Taxes:2775.00
20010223-0017264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **The Hilton Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Will Shatford and wife, Debra P. Shatford**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part Lot No. 105 of Royal Oaks Land Company's Subdivision of the Bakers Tract Subdivision, of record in Plat Book 421, page 102-103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Beginning at a point in the easterly margin of Lynwood Boulevard, said point being 55 feet south of the line between Lots Nos. 104 and 105; thence easterly parallel with the line between said lots, 364 feet, more or less, to a point; thence southerly 100 feet, more or less, to a point, thence westerly 357 feet, more or less, to the easterly margin of Lynwood Boulevard; thence with the margin of the same northerly 100 feet to the beginning.

Being the same property conveyed to The Hilton Company by Quitclaim Deed from Wayne Hilton, married of record in Inst. No. 200003060022269, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to The Hilton Company by Quitclaim Deed, **correcting said legal description,** from Wayne Hilton, married, being recorded simultaneusly herewith.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 432 Lynwood Blvd., Nashville, Tennessee 37205.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 23rd day of February, 2001.

The Hilton Company

Wayne Hilton Pres.

By: Wayne Hilton, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Wayne Hilton** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **The Hilton Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 23rd day of February, 2001.

Robert M. Loffi
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $750,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of February, 2001.

NOTARY PUBLIC

KEVIN MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10/25/2003

My Commission Expires: