RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of November, 2001, by and between MICHAEL A. TRESSLER and JONI L. TRESSLER, HUSBAND AND WIFE, hereinafter called Grantors, and DAVID A. SHUPICK and CAROL SHUPICK, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MICHAEL A. TRESSLER and JONI L. TRESSLER, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto DAVID A. SHUPICK and CAROL SHUPICK, HUSBAND AND WIFE, hereinafter referred to as Grantees, ITS successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 712 CANTON PASS, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

M I C H A E L  A .  T R E S S L E R
Signature of Seller

JONI L. TRESSLER
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/04/01 18:59 3pgs
Fees:18.00 Taxes:438.45

20011204-0133482

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, MICHAEL A. TRESSLER, the within named 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, at office, this **28th** day of November, 2001.

Notary Public

My Commission Expires May 30, 2004

My Commission Expires:_____

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Name and Address of Property Owner:

**DAVID A. SHUPICK and CAROL SHUPICK, HUSBAND AND ~~WIFE~~**

**106 BECKER AVENUE**
**OLD HICKORY, TN 37138**

Property Address:

**712 CANTON PASS**
**MADISON, TN 37115**

Person Responsible for Taxes:

**COLUMBIA NATIONAL MORTGAGE CORP**
**7142 COLUMBIA GATEWAY DRIVE**
**COLUMBIA, MD 21046**

**Map & Parcel #: MAP 52-16, PARCEL 9**

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$118,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **November, 2001.**

Notary Public

My Commission Expires May 30, 2004

My Commission Expires: _____

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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MADISON, TN 37115

# EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Marlin Meadows, Section 2, or record in Plat Book 1835, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

BEING the same property conveyed to MICHAEL A. TRESSLER and JONI L. TRESSLER, HUSBAND AND WIFE, by Deed from ALLEN DALE & CYNTHIA M. SANDLIN, of record in BOOK 9766, PAGE 464,, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 52-16, PARCEL 9).

2. All matters as set forth on the Plan of Marlin Meadows, Section 4 of record in Plat Book 1835, page 127, said Register's Office, which plan includes a 60-foot minimum building setback line from Canton Pass; and a 10-foot public utility and drainage easement along the rear lot line.