Davidson County DEEDWARR
Recvd: 12/17/01 07:27 3pgs
Fees:18.00 Taxes:577.20

20011217-0138657

mail to:

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

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

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of November, 2001, by and between WILLIAM E. SHIPMAN, SR. and NANCY S. SHIPMAN, HUSBAND AND WIFE, hereinafter called Grantors, and MICHELE A. WILLIS and JOE E. WILLIS, HUSBAND AND WIFE AND BILLY JOE WILLIS and BETTY L. WILLIS, HUSBAND AND WIFE, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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, WILLIAM E. SHIPMAN, SR. and NANCY S. SHIPMAN, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto MICHELE A. WILLIS and JOE E. WILLIS, HUSBAND AND WIFE AND BILLY JOE WILLIS and BETTY L. WILLIS, HUSBAND AND WIFE, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 2008 NEELYS BEND ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, its successors 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, its successors 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.

William E. Shipman Sr.
WILLIAM E. SHIPMAN, SR.
Signature of Seller

Nancy S. Shipman
NANCY S. SHIPMAN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

dca

Personally appeared before me, a Notary Public of said County and State, WILLIAM E. SHIPMAN, SR., the within and wife, Nancy S. Shipman 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 **21st** day of November, 2001.

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

MICHELE A. WILLIS and JOE E. WILLIS, HUSBAND AND WIFE
BILLY JOE WILLIS and BETTY L. WILLIS, HUSBAND AND WIFE
2008 NEELYS BEND ROAD
MADISON, TN 37115

Property Address:

2008 NEELYS BEND ROAD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 74, PARCEL 79

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 **$156,000.00** 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.

Joe E. Willis
Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **November, 2001.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being approximately 2.014 acres of land on the Plan of Shipman Subdivision of record in Book 8250, Page 790, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to WILLIAM E. SHIPMAN, SR. and NANCY S. SHIPMAN, HUSBAND AND WIFE, by Deed from CHRISTINA DIANA CARTER SHIPMAN, UNM, of record in BOOK 10699, PAGE 587, 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 74, PARCEL 79).

2. All matters as set forth on the Plan of Shipman Subdivision, of record in Plat Book 8250, page 790, said Register's Office, which plan includes a 20-foot public utility and drainage easement along the front lot line, 20 foot wide Ingress\Egress Easement running east and west in N.E. corner of property.