This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 12/21/01 13:12 3pgs
Fees:18.00 Taxes:314.50
20011221-0141234

WARRANTY DEED

Grantor: **Donna M. Shadrake**	
Grantee: **Brandon M. Arbuckle**	
County: **Davidson County**	
Name and Address of New Owner:	**Send Tax Bills To: Same**
Brandon M. Arbuckle 518 Fairlane Drive Nashville, TN 37211	**Map and Parcel No. (s):** 108.04; 105.00

Affidavit of Consideration

STATE OF TENNESSEE) COUNTY OF DAVIDSON)	
The actual consideration or value, whichever is greater, for this transfer is $85,000. Brandon M. Arbuckle, Affiant	Subscribed and sworn to before me, this 21st day of December, 2001. Notary Public My commission Expires 10/25/2003.

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of eighty-five thousand dollars ($85,000), **Donna M. Shadrake**, an unmarried person, ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Brandon M. Arbuckle**, an unmarried person, ("Grantee") his successors, heirs and assigns, the real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever. Grantor does hereby covenant that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it and that the same is unencumbered except for utility easements of record and as may be disclosed in, or referenced in, the attached Exhibit A

Grantor further covenants and bind herself, her heirs and representatives, to warrant and forever defend the title to the Property to Grantee, his successors, heirs and assigns, against the claims of all persons.

IN WITNESS WHEREOF, Grantor has signed this Warranty Deed on this 21st day of December, 2001.

Donna M. Shadrake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Donna M. Shadrake**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2001.

Notary Public

My Commission Expires October 25, 2003.

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 33 on the plan of Hurdwood Estates, Section 2, as of record in Book 2330, page 38, Register's Office for Davidson County, Tennessee.

Being at a point in the northerly margin of Fairlane Drive, the same being common corner of Lots 33 and 34; thence, northwardly with the dividing line between Lots 33 and 34, 99 feet to a monument; thence, eastwardly with the dividing line between Lots 33 and 47, 117 feet to a point in the westerly margin of Rosehaven Drive; thence, with the westerly margin of Rosehaven Drive southwardly 74 feet to a monument; thence, to the right around a curve 39.27 feet to a monument in the northerly margin of Fairlane Drive; thence, with the northerly margin of Fairlane Drive, westwardly 92 feet to the point of beginning.

Being the same property conveyed to Donna Michelle Shadrake, a single person, from Brandy Leigh Williams by Warranty Deed of record as Instrument No. 200007270074335, Register's Office for Davidson County. Donna M. Shadrake and Donna Michelle Shadrake are one and the same person.

This conveyance is subject to all matters of record on plat in Plat Book 2330, page 38, Register's Office for Davidson County, Tennessee.

This is improved property known as 518 Fairlane Drive, Nashville, TN.

C:\Docs\EP\Shadrake\Docs\Deed.wpd