WARRANTY DEED

#1684-2

Davidson County DEEDWARR
Recvd: 01/07/02 14:43 2pgs
Fees:13.00 Taxes:673.40
20020107-0002296

STATE OF TENNESSEE
COUNTY OF DAVIDSON $ 182,000.000

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF December, 2001.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires SEPT. 24, 5

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
JOSHUA S. SOUDER	Same	103-14 /18
(NAME)	(NAME)	
64 Brookwood Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT B. SHAFFER, III, AND WIFE, AMELIA H. SHAFFER, AND ROBERT B. SHAFFER, II, AND WIFE, ANNA L. SHAFFER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSHUA S. SOUDER AND ERIN M. SOUDER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 56 on the Revised Plan of Hillwood Terrace, Section 2, as of record in Book 3300, Page 73, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Robert B. Shaffer, III, and wife, Amelia H. Shaffer, and Robert B. Shaffer, II, and wife, Anna L. Shaffer, by Deed from Richards W. Hill and wife, Lynn L. Hill, of record in Book 11632, Page 892, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3315, Page 282, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

THIS instrument is being executed in behalf of Robert B. Shaffer, II, and wife, Anna L. Shaffer, pursuant to a Power of Attorney executed by them on the _____ day of December, 2001, and being filed for record simultaneously herewith, under Instrument No. _____, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 64 Brookwood Terrace, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 our hand s this 17th day of December, 2001

Robert B. Shaffer
ROBERT B. SHAFFER, III

Amelia H. Shaffer
AMELIA H. SHAFFER

ROBERT B. SHAFFER, II
By Robert B. Shaffer II by Robert B. Shaffer, ATTORNEY-IN-FACT
ROBERT B. SHAFFER, III, ATTORNEY-IN-FACT

ANNA L. SHAFFER
By: Anna L. Shaffer by Robert B. Shaffer, Attorney in fact
ROBERT B. SHAFFER, III, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT B. SHAFFER, III, AND WIFE, AMELIA H. SHAFFER

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2001.

Commission expires _____

M. R. VANDERPOOL NOTARY PUBLIC AT LARGE MAY 30 2004 DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of December, 2001, before me personally appeared ROBERT B. SHAFFER, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT B. SHAFFER, II, and ANNA L. SHAFFER, and acknowledged that he executed the same as the free act and deed of said ROBERT B. SHAFFER, II, and ANNA L. SHAFFER.

Witness my hand and official seal at Nashville, Tennessee.

M. R. VANDERPOOL NOTARY PUBLIC AT LARGE MAY 30 2004 DAVIDSON COUNTY, TN

My Commission Expires:

Notary Public