This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
JOHNATHAN R. SHAW
4823 Shadowlawn Drive
Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 01/22/02 13:45 2pgs
Fees:13.00 Taxes:314.50
20020122-0008523

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP **76-5**
GROUP
PARCEL **123**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JONI K. COCKRILL, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **JOHNATHAN R. SHAW, married**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 129 and on the Plan of Hidden Hill, as of record in Plat Book 4860, page 43, 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 JONI K. COCKRILL, unmarried, by deed from Secretary of Housing and Urban Development dated October 5, 2001, of record in Instrument No. 20011011-0110781, Register's Office for Davidson County, Tennessee.

This is improved property known as 4823 Shadowlawn Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 4860, page 43, said Register's Office.
3. Subject to restrictive covenants contained in an instrument of record in Book 4938, page 337, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
5. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she 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 herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31st day of December, 2001.

Joni K. Cockrill
JONI K. COCKRILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JONI K. COCKRILL, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of December, 2001.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Tina Helsley
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) My Commission Expires June 28, 2004

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

Andrea J. Smith
AFFIANT

Subscribed and sworn to before me on this 31st day of December, 2001.

Tina Helsley
NOTARY PUBLIC

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires:

My Commission Expires June 28, 2004