# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: NOTARY August 27, 2002
AFFIX PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 27, 2002

02B-6544-D

**THIS INSTRUMENT WAS PREPARED BY**
Castleman & McMackin, PLLC, 213 A Ward Circle, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ricky Shoffner (NAME) | City State Bank (NAME) | 76-1-01-93 |
| 536 Debbie Drive (ADDRESS) | 5200 Maryland Way, S-310 (ADDRESS) | |
| Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP) | Brentwood, Tn 37027 (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, Iva Reece FERRELL AND HUSBAND, BOBBY I. FERRELL IRT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky Shoffner and wife, Iva Shoffner

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. 88A on the Plan of Zone Lot Division Lot No.s 88,104, and 108, Tulip Grove Woods, Phase I,, of record in Plat Book 6900, Page 73, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

This conveyance is subect to any and all restrictions, easements, setback lines, conditions, palt of record, and encumbrances of record in the Register's Office for the aforesaid county.

BEING THE SAME PROPERTY conveyed to Iva Reece by deed from Micheal A. Marlor of record in Book 8346, Page 597, in the aforesaid Register's Office.

Davidson County DEEDWARR
Recvd: 02/13/02 08:45 2pgs
Fees:13.00 Taxes:303.40
20020213-0018868

unimproved ( )
This is improved ( X ) property, known as 536 Debbie Drive, Hermitage, Tennessee 37076
(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 my hand this 30th day of January, 2002

Iva Reece Ferrell
Iva Reece FERRELL

Bobby I. Ferrell
BOBBY I. FERRELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Iva Reece FERRELL AND HUSBAND, BOBBY J. FERRELL

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 30th day of January, 2002.

Commission expires August 27, 2002

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 27, 2002

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, and corporation, 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 corporation, 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