RECORD & RETURN TO: MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/02 09:49 2pgs
Fees:13.00 Taxes:614.20

20020226-0024122

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $166000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF February 8, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18004

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
4940 Stillwood Drive Nashville, TN 37220	Irwin Mortgage Corporation 100 Interstate N Pkwy. Ste. 500 Atlanta, GA 30339-5030	146-07-88.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, J. Banks Link and wife, Tracy P. Link, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Marc C. Shaver and wife, Malinda G. Shaver, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 147 on the Map of a Revision of a part of Section One Revised, Crieve Hall Estates, of record in Book 2083, page 27, in the Register's Office for Davidson County, Tennessee, to which map reference is made for a more complete and accurate description.

Being the same property conveyed to J. Banks Link, IV and wife, Tracy P. Link, by Deed from Dorothy Ann Wade Bracey, a widow, of record in Book 10049, page 705, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Rights or claims of parties in possession not shown by the public records; and
4. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements; and
5. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record; and
6. Matters shown on map of record in Book 2083, page 27, in the Register's Office for Davidson County, Tennessee; and
7. Easement for sanitary sewers and/or storm drainage of record in Book 6303, page 852, in said Register's Office; and

This property is also known as improved property located at 4940 Stillwood Drive, Nashville, TN 37220.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 8 day of February, 2002.

J. Banks Link

Tracy P. Link

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 8, 2002, before me personally appeared J. Banks Link and Tracy P. Link to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 8 day of February, 2002.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Davidson County
My Commission Expires
July 30, 2005
STATE OF TENNESSEE