THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18866**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $72,000.00. Affiant Subscribed and sworn to before me, this 28th day of MARCH, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Tanya R. Shaw 120 Elizabeths Court Antioch, TN 37013	Columbia National, Incorporated 7142 Columbia Gateway Drive Columbia, MD 21046-2132	MAP 149-2-C PAR 20.00 CO FB 02DX 07899

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID L. PARTEE AND WIFE, JULIE S. PARTEE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TANYA R. SHAW ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 120 Elizabeths Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of MARCH, 2002.

DAVID L. PARTEE

JULIE S. PARTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID L. PARTEE AND WIFE, JULIE S. PARTEE, 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, at office, this 28th day of MARCH, 2002.

My Commission Expires: _____

Notary Public

Davidson County DEEDWARR
Recvd: 04/01/02 12:51 2pgs
Fees:13.00 Taxes:266.40

20020401-0039123

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Sterling Wood, as of record in Plat Book 6250, page 648, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David L. Partee and wife, Julie S. Partee by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington D.C. of record in Book 8718, page 352, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6668, page 81; and (3) All matters appearing on the Plan of record in Plat Book 6250, page 648, said Register's Office.