40-A

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 18906**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $445,000.00. Affiant Subscribed and sworn to before me, this 16th day of APRIL, 2002. Notary Public My Commission Expires: 11-30-2002

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires November 30, 2002

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Gary C. Shockley 2413 Fairfax Avenue Nashville, TN 37212	National Bank of Commerce 115 29th Avenue South Nashville, TN 37212	MAP 104-11 PAR 165.00 FB 24W 06845

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, GEORGE N. DEGERBERG, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GARY C. SHOCKLEY AND WIFE, CAROLINE S. SHOCKLEY ("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 2413 Fairfax Avenue, Nashville, Tennessee 37212.

Subject property is not the marital residence of the Grantor.

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 16th day of APRIL, 2002.

GEORGE N. DEGERBERG

Davidson County DEEDWARR
Recvd: 04/18/02 15:53 2pgs
Fees:13.00 Taxes:1646.50

20020418-0048592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GEORGE N. DEGERBERG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of APRIL, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Bransford Realty Company's Subdivision at the Edgar Jones Home Place, as of record in Plat Book 421, page 7, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to George N. Degerberg, III, married by deed from William James Lewis, Betty Lewis Goss, Russell W. Lewis III, Edward Charles Lewis, David Robertson Lewis and Dorothy Lewis Kinney, Devisees under the Last Will and Testament of Katherine B. Lewis appearing as Instrument No. 20010829-0093727, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 7, said Register's Office.

George N. Degerberg and George N. Degerberg, III, are one and the same person.