WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $68,000.00.

Lolita M Mayberry
Affiant

Sworn to and subscribed before me on this the 19th day of August, 2002.

Mary D. Brooks
NOTARY PUBLIC
My Commission Expires: 06/14/05

MORTGAGEE:

Mr./Ms. James R. Shoemaker
511 Spring Branch Drive
Madison, TN 37115

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Lolita M. Mayberry	Same as Owner	071-04-0 192.00
2106 Jones Circle		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JAMES R. SHOEMAKER and wife, BETTY SHOEMAKER**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **LOLITA M. MAYBERRY, unmarried**, 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. 174 on the Map of Section One, Joywood Heights Subdivision, Section One, of record in Book 1130, page 91, said Register's Office and being described as follows:

SAID Lot No. 174 fronts 50 Feet on the Westerly side of Jones Circle and runs back between lines 239.5 feet on the Northerly line and 196 feet on the Southerly line to a dead line in the rear on which it measures 120 feet thereon.

BEING the same property conveyed to EDWARD EARL SHOEMAKER and wife, NANNIE SHOEMAKER by Deed from ALLEN NORRIS and wife, BIRDIE NORRIS dated April, 1953 and recorded in Book 2142, Page 525, Register's Office for Davidson County, TN. The said Edward Earl Shoemaker having predeceased Nannie Shoemaker Poole and she, by Last Will and Testament recorded in Book 948, Page 550, said Register's Office, the within-described property having been willed to James R. Shoemaker.

The said Betty Shoemaker joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marriage to the said James R. Shoemaker.

Davidson County DEEDWARR
Recvd: 09/12/02 11:20 2pgs
Fees:13.00 Taxes:251.60
20020912-0111234

This is improved property known as 2106 Jones Circle, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 19th day of August, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JAMES R. SHOEMAKER

BETTY SHOEMAKER

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES R. SHOEMAKER and wife, BETTY SHOEMAKER, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 19th day of August, 2002.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 06/14/05

