File Box 338

①

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
file # 4422

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Brock Shockley
709 Fox Ridge Dr.
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
World Savings
P.O. Box 7512
Springfield, OH 45501-7512

MAP	**160**
GROUP	**14C**
PARCEL	**9.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bethany Smith**, **unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Brock** *Thomas* **Shockley**, **unmarried** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*Being Lot No. 709 on the plan of Brentwood Trace Condominiums, Section II, of record in Plat Book 5200, page 376, said Register's Office, to which reference is hereby made for a more complete***

Being the same property conveyed to Bethany Smith by deed from Michael L. Childs, married of record in Instrument No.20010706-0072290, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Real property taxes for 2002 have been paid. This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 709 Fox Ridge Dr., Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is 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, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

***and detailed description.*

Davidson County DEEDWARR
Recvd: 01/27/03 09:15 2pgs
Fees:13.00 Taxes:417.73

20030127-0010521

WITNESS my hand this the 31st day of December, 2002.

Bethany Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bethany Smith**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of December, 2002.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $112,900.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of December, 2002.

~~Rebecca T. Garland~~ Tina Nichols
NOTARY PUBLIC

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires: 5/29/2005

My Commission Expires June 28, 2004