jtc file no. 16006-2 Dav. Co. File Box 14-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20483-03-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $.450,000.00 Affiant Subscribed and sworn to before me, this April 16, 2003. Notary Public My Commission Expires: 4/10/05 JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN Comm. Expires 04/10/05

WARRANTY DEED

Address New Owner: John T. Shaw Olivia Lynne Shaw 408 Fairfax Avenue Nashville, TN 37212	**Send Tax Bills To:** Bank of America 200 S. College St. Charlotte, N.C. 382550001	**Tax Information:** Map No.104.10 Parcel No. 139.00

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, **Kelly S. Brooks,** unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John T. Shaw and Olivia L. Shaw,** husband and wife ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Schedule "A" hereto.

This is Improved property located at 408 Fairfax Avenue, Nashville, TN, 37212

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, 2003.

Kelly S. Brooks

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kelly S. Brooks,** unmarried, 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 April 16, 2003.

Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 04/21/03 09:35 2pgs
Fees:13.00 Taxes:1665.00

20030421-0051679

SCHEDULE "A"

Land in Davidson County, Tennessee, being Lots Nos. 108, 109 and the easterly 40 feet front and the easterly 26 feet rear of Lot No. 110 of R.W. Grizzard's Subdivision of part of the Bosley Lands, not of record, and being more particularly described as follows:

Beginning at a point in the northerly margin of Fairfax Avenue, formerly Jones Avenue, 360 feet west of the northwest intersection of Fairfax Avenue and 32nd Avenue, South; thence westerly with the northerly margin of Fairfax Avenue, 160 feet to a point; the souteasterly corner of that part of Lot No. 110 conveyed to Morris Roskind by deed of record in Book 836, page 173, Register's Office for said County; thence northeasterly with Roskind's easterly line, 200 feet, more or less, to a point in the south margin of a 15 foot alley; thence easterly with the southerly margin of said alley 146 feet to a point; thence southerly 200 feet to the point of beginning.

Being the same property conveyed to Kelly S. Brooks, unmarried, by deed from James Lynn Fuston and wife, Mary Fuston of record in Book 9634, page 852, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
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 OR
3) Easement of record in Book 522, page 419 Said Register's Office; and