FIEE BOX 19B

03-6-012-D

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/23/03 15:28 2pgs
Fees:13.00 Taxes:305.25

20030623-0086391

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly L. Shaffer (NAME)	NATIONAL BANK OF COMMERCE (NAME)	MAP 131-01-0-D
5025 Hillsboro Road, #24-J (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 229
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William H. Nunnelly and wife, Rosann Nunnelly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly L. Shaffer, an unmarried person , Dennis L. Shaffer and wife Sandra Shaffer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 229 as shown on the Plat of Georgetown Apartments, a condominium as of record in Book 5200, page 4, Registers office for Davidson County, Tennessee, together with an undivded .329% interest in the common elements o 5025 Hillsboro Homeowners Association, as described in Book 5211, page 325, et seq., said Registers office. Said Unit is also known as Apartment No. 24-J.

Being the same property conveyed to Williams H. Nunnelly, unmarried by deed from Margaret Todd and husband Hill Todd as of record in Book 6887, page 330, Registers office for Davidson County, Tennessee. The said William H. Nunnelly having since married.

This conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments, a Condominium of record aforementioned, said Registers office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantor(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5025 Hillsboro Road, #24-J, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 our hand s this 20th day of June, 2003

William H. Nunnelly by Hal Rosson Attorney in Fact
William H. Nunnelly
BY: Hal Rosson Attorney in Fact

Rosann Nunnelly by Hal Rosson Attorney in Fact
Rosann Nunnelly
BY: Hal Rosson, Attorney in Fact

ROSANN NUNNELLY, spouse of the above named WILLIAM H. NUNNELLY, joins in this conveyance for the purposes of releasing any and all rights she may have in and to the above described property, especially her material rights.

THIS Instrument is being executed in behalf of WILLIAM H. NUNNELLY pursuant to a Power of Attorney executed by same on the 13th day of May, 2003, and being filed for record in Instrument No 20030623-0086389, being recorded simultaneously herewith.

(*)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hal Rosson 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 on behalf of William H. Nunnelly as his Attorney in Fact, as the free act and deed of the within named William H. Nunnelly.

Witness my hand and official seal at Nashville, TN this 20th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: ~~July 24, 2004~~ March 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hal Rosson 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 on the behalf of Rosann Nunnelly as her attorney in fact the free act and deed of the within named Rosann Nunnelly.

Witness my hand and offical seal at Nashville, TN this 20th day of June, 2003

NOTARY PUBLIC

My Commission Expires: March 27, 2004

(*) THIS Instrument is being executed in behalf of ROSANN NUNNELLY pursuant to a Power of Attorney executed by same on the 13th day of May, 2003 and being filed for record in Instrument No. 20030623-0086390, being recorded simultaneously herewith.