Davidson County DEEDWARR
Recvd: 08/22/03 07:48 2pgs
Fees:13.00 Taxes:910.20

20030822-0121878

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of August, 2003.

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Notary Public

My Commission Expires: 1/27/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles A. Shropshire and Sherry W. Shropshire
505 Old Harding Ct.
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map 168-07-0, Parcel 007.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joel F. Weingart and wife, Amy D. Weingart** hereinafter referred to as Grantors, hereby transfers and conveys to **Charles A. Shropshire and Sherry W. Shropshire** hereinafter referred to as 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 Lot No. 17 on the Plan of Old Harpeth Estates, Section One, of record in Plat Book 6900, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joel Frank Weingart and wife, Amy Dendler Weingert, by Warranty Deed, from Stacey Lindsey Tompkins, of record in Book 10306, page 51, dated December 20, 1996, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 6900, page 119, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in an instrument of record in Book 7662, page 675; Book 7520, page 675; Book 7247, page 145; Book 7112, page 119; Book 6927, page 68; Book 7112, page 130; Book 7662, page 533, Register's Office for Davidson County, Tennessee.

3. Any and all visible easements lying on or across the property.

4. Rights or claims of parties in possession not shown by the public records.

5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 505 Old Harding Ct., Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 11th day of August, 2003.

Joel F. Weingart

Amy D. Weingart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel F. Weingart and wife, and Amy D. Weingart, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2003.

Notary Public

My Commission Expires: _____

08953-RC