Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, Tn 37075
File No. 05-0308-61041

STATE OF TENNESSEE,
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 190,500.00.

Affiant

Subscribed and sworn to before me, this 5th day of September, 2003.

Notary Public
My commission expires: 1/28/06

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Davidson County DEEDWARR
Recvd: 09/11/03 13:51 2pgs
Fees:13.00 Taxes:704.85
20030911-0133483

Address of New Owner:	Send Tax Bills to:	Tax Information
Shannon D. Jeffus 105 Nancy Court Hermitage, TN 37076	Shannon D. Jeffus 105 Nancy Ct Hermitage TN 37076	087-09-61

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard D. Ertl and wife, Betty A. Ertl, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shannon D. Jeffus, unmarried, hereinafter called the Grantees, their successors 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. 6, on the plan of New Hope Estates, Phase 1, of record in Book 9700, Page 319, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard D. Ertl and wife, Betty A. Ertl by deed from Continental Development & Construction, Inc., of record in Instrument No. 200208050093710, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 105 Nancy Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of September, 2003.

Richard D. Ertl

Betty A. Ertl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard D. Ertl and Betty A. Ertl, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in HERMITAGE, Tennessee, this 5th day of September, 2003.

Notary Public

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006