PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (SKB) Title No: 45061

Dav. Co. File: Box 8

Return To:
American Mortgage Closers, LLC
5110 Maryland Way
Suite 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/28/03 11:09 2pgs
Fees:13.00 Taxes:399.60

20031028-0158514

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric N. Malo Alysha M Irisari 1810 Beech Avenue Nashville, Tennessee 37203	Same

TAX MAP-PARCEL NUMBERS: 105-10-26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$108,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert J. Shaub**, a single person, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric N. Malo unmarried and Alysha M Irisari, unmarried as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly 62½ feet of feet of the Northerly 325 feet of Lot No. 5 on the Plan of Waverly Land Company's Addition to Nashville, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 62½ feet on the easterly side of Bench Avenue and runs back eastwardly between parallel lines 187.5 feet on the northerly line and 18½ feet on the southerly line to an alley in the rear.

Being the same property conveyed to Robert J. Shaub, a single person by deed from Rosemary L. Daugherty and spouse, Phillip V. Daugherty of record in Book 9299, page 316, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; Easement for Sanitary Sewers and/or Storm Drainage granted to the Nashville Housing Authority of Record in Book 4475, page 646, said Register's.

This is improved property, known as: 1810 Beech, Nashville, Tennessee 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of October, 2003 .

Robert J. Shaub

State of TENNESSEE

County of WILLIAMSON

On this 17th day of October, 2003 , before me the undersigned authority, personally appeared **Robert J. Shaub** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

My Commission Expires MAR. 31, 2007

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $108,000.00

Affiant

Sworn and subscribed before me this 17th day of October, 2003

Notary Public

My Commission Expires: 5-22-04

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN