THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

Affiant

Sworn to and subscribed before me this 3 day of Nov, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06

Davidson County DEEDWARR
Recvd: 11/06/03 09:35 2pgs
Fees:13.00 Taxes:66.60

20031106-0162922

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Earl Shacklett, Jr.	Same	Map 50-3
2318 Antioch Pike		Parcel 110
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carolyn Benford, unmarried, a/k/a Carolyn Tucker**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Earl Shacklett, Jr.**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Bellshire Terrace, Section II, as of record in Book 6250, page 673, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Larry Benford and wife, Carolyn T. Benford, of record in Book 8033, page 248, said Register's Office, the said Larry Benford having since quitclaimed his interest in said property to Carolyn T. Benford, of record in Instrument No. 20030109-0004263, said Register's Office.
>
> This conveyance is subject to all matters of record in Plat Book 6250, page 673, said Register's Office, and Restrictive Covenants of record in Book 7959, page 24, as re-recorded in Book 7961, page 458, said Register's Office.
>
> This is improved property known as 1308 Union Court, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 3 day of November, 2003.

Carolyn T. Benford

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, **Carolyn T. Benford**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3 day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06