Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0311-61143

LASHELLE LOWHORN NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: AUGUST 25, 2005

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 160,500.00.

Affiant

Subscribed and sworn to before me, this ____ day of December, 2003.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
April L. Tazelaar 2028 Hickory Hill Lane Hermitage, TN 37076	Suntrust Mortgage, Inc. 201 Fourth Ave. N., 7th Floor Nashville, TN 37219	74-16-0-154.00

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, John William Shanks, Jr. and wife, Sara K. Shanks, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to April L. Tazelaar and Ronald J. Tazelaar, Wife and Husband, 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. 17 of the plan of Stones River Estates, Section 1, of Record in Plat Book 2900, Page 139, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John W. Shanks, Jr. and Sarah K. Shanks, by deed from R.L. Eatherly and wife, Frances B. Eatherly, dated 3-30-64, recorded 4-8-64 in Book 3706, Page 445, 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.
>
> John W. Shanks, Jr. is one and the same person as John W. Shanks and John William Shanks.
>
> This property is improved property known as 2028 Hickory Hill Lane, 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.

Davidson County DEEDWARR
Recvd: 12/17/03 09:30 2pgs
Fees:13.00 Taxes:593.85
20031217-0179851

WITNESS my hand this 12th day of December, 2003.

John William Shanks, Jr. Sara K. Shanks

John William Shanks, Jr.

Sara K. Shanks

By: Mary Ruth Moran, AIF

Mary Ruth Moran, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sara K. Shanks, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 12th day of December, 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

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mary Ruth Moran, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for John W. Shanks, Jr. and that she is authorized by John W. Shanks, Jr. to execute this instrument on his behalf.

Witness my hand in Hendersonville, TN, this 12th day of December, 2003.

Notary Public

My Commission expires: 5/28/2006

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006