RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42028**

Davidson County DEEDWARR
Recvd: 02/19/04 08:57 2pgs
Fees:13.00 Taxes:421.62
20040219-0019038

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS the 27th DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-30-04

NOTARY PUBLIC
RENATE JOBE JOHNSON
DAVIDSON COUNTY
My Commission Expires MAY 30, 2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MONTY S. VanBEBER et ux **212 Wynbrook Court** **Nashville, TN 37221**	Monty S. VanBeber 212 Wynbrook Court Nashville, TN. 37221	**142-7-D-212**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, DUKE ADAIR SHACKELFORD, An Unmarried Person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONTY S. VanBEBER and wife, MARIANNE C. TARGINO Van BEBER**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 212 of Wynbrook Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Book 7285, page 918, and amended in Book 7507, page 271, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Duke Adair Shackelford by deed from Gannon Kane Jennings and spouse, Laura L. Jennings, of record in Instrument Number 20010305-0050640, Register's Office for Davidson County, Tennessee.

Unimproved
This is improved (X) property known as 212 Wynbrook Court, 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 we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our 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 27 DAY OF MAY, 2003.

Duke Adair Shackelford

DUKE ADAIR SHACKELFORD

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 DUKE ADAIR SHACKELFORD, Unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28 day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/06

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006