Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/26/04 08:40 2pgs
Fees:13.00 Taxes:484.70
20040226-0021681

ADDRESS NEW OWNER:
Leslie S. Shaffer
950 Todd Preis Dr., Unit G-406
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Dr., Suite 400
Franklin, TN 37067

MAP **142**
GROUP **5-C**
PARCEL **72 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joseph C. Suttles and wife, Lois F. Suttles** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Leslie S. Shaffer, unmarried** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. G-406, together with the carport designated as G-406-C, on the Plan of Phase One, Section Four, River Plantation Condominiums, of record in Plat Book 4860, pages 17,18 and 19 amended in Book 4860, pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Joseph C. Suttles and Lois F. Suttles by deed from Mary Delores Byrd, now knbown as Mary Delores Byrd Kirkland and husband, John Richard Kirkland of record in Book 7705, page 557, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 950 Todd Preis Dr., Unit G-406, 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 GRANTEE, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 20th day of February, 2004.

Joseph C. Suttles

Lois F. Suttles

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph C. Suttles and Lois F. Suttles**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of February, 2004.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $131,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of February, 2004.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/05