WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

Davidson County DEEDWARR
Recvd: 04/06/04 12:16 2pgs
Fees:13.00 Taxes:542.05



20040406-0038870

MORTGAGEE:

Mr. and Mrs. James R. Shoemaker
511 Harbor Village Drive
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $146,500.00.

Affiant

Sworn to and subscribed before me on this the 1st day of April, 2004.

NOTARY PUBLIC
My Commission Expires: 6-7-05

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Jay Shoemaker	Same as Owner	053-05-0 028.00
408 Quanto Court		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JAMES R. SHOEMAKER and wife, BETTY L. SHOEMAKER**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JAY SHOEMAKER and wife, LAURIE SHOEMAKER**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 118, Sequoia Valley Subdivision, Section 3, as of record in Book 4460, Page 83, said Registers' Office and further described as follows:

BEGINNING at an iron pin in the Northeasterly margin of Quanto Court, the same being the common corner of Lots Nos. 117 and 118; thence Westerly with said margin of said Court 42.5 feet to an iron pin; thence North 29 deg. 21 min. West 131.3 feet to an iron pin; thence North 70 deg. 39 min. East 174.8 feet to an iron pin; thence South 19 deg. 10 min. West 179.4 feet to the point of beginning.

BEING the same property conveyed to JAMES R. SHOEMAKER and wife, BETTY L. SHOEMAKER and JACOB L. MATHENY by Deed dated February 21, 1975, and executed by DAVID E. MORRIS and wife, ELIZABETH MORRIS and recorded in Book 4891, Page 699, Registers' Office for Davidson County, TN.

The said Jacob L. Matheny having since died in 1976 leaving his daughter, Betty L. Shoemaker as his only heir.

This is improved property known as 408 Quanto Court, Madison, ,TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 1st day of April, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JAMES R. SHOEMAKER

BETTY L. SHOEMAKER

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES R. SHOEMAKER and wife, BETTY L. SHOEMAKER, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 1st day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 6-7-05