THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22736-04-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $399,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2004. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Keith R. Deerkoski Jessica L. Deerkoski 209 Cantrell Avenue Nashville, TN	**Send Tax Bills To:** ABN AMRO Mortgage Group 2600 W. Big Beaver Road Troy, MI 48084	**Tax Information:** Map No. 104-13 Parcel No. 8.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Shahan and wife, Christine Muir Shahan**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith R. Deerkoski and wife, Jessica L. Deerkoski** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 209 Cantrell Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2004.

Michael Shahan

Christine Muir Shahan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael Shahan and wife, Christine Muir Shahan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2004.

Notary Public

My Commission Expires:

9-22-07

Davidson County DEEDWARR
Recvd: 05/04/04 16:18 2pgs
Fees:13.00 Taxes:1476.30

20040504-0050850

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Bransford Realty Co's. Subdivision of Lots 8-10-11-12 & Part of 9 in Block E in Whitland Realty Co's. Subdivision as of record in Plat Book 547, page 53, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Shahan and wife, Christine Muir Shahan by quitclaim deed dated October 19, 1992 from Michael Shahan of record in Book 8767, page 14, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.