Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 05/14/04 10:46 1pgs
Fees:13.00 Taxes:455.10

20040514-0056722

WARRANTY DEED

Preparer's File #-04C0276

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00 .

Blake S. Brodien
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2004.

(Affix Seal) Notary Public

My Commission Expires: 8/20/06

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: AUGUST 20, 2006

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	
Blake S. Brodien	Same	172-8-A-107 CO
1505 Hunters Branch Road		
Antioch, Tennessee 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DEBORAH SHAPUTIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BLAKE S. BRODIEN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 107 on the Plan of Hunters Branch, Section Two-A, as of record in Book 6250, Page 819, amended in Book 6815, Page 77, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Terry J. Shaputis and wife, Deborah A. Shaputis by deed from James D. Lane and wife, Susan P. Lane, of record in Book 9007, Page 252, and further conveyed to Deborah A. Shaputis by Quit Claim Deed from Terry J. Shaputis and wife, Deborah A. Shaputis of record at Instrument No. 20010928-0104960, Register's Office for Davidson County, Tennessee; see also Final Decree of Divorce in the matter of Deborah Ann Shaputis v. Terry John Shaputis, Davidson County Circuit Court (Second Circuit) Case No. 01D-1034, filed October 1, 2001.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1505 Hunters Branch Road, Antioch, Tennessee 37013**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **26th** day of **April, 2004**:

Deborah Shaputis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBORAH SHAPUTIS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 26th day of April, 2004.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.