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20040602-0064663

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of May, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Craig G. Shadinger and Libby Shadinger
6828 Alto Vista Drive
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Suntrust Mortgage, Inc.
201 Fourth Avenue North, 7th floor
Nashville, TN 37219

MAP-PARCEL NUMBERS:
143-3: 38

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Howard E. Shuman, Jr. and wife, Jane C. Shuman, Trustees U/A/D** hereinafter referred to as Grantors, hereby transfers and conveys to **Craig G. Shadinger and wife, Libby L. Shadinger** hereinafter referred to as Grantees, their heirs and assigns a 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. 70 on the Plan of West Meade Highlands, Section 2, as of record in Book 3700, pages 124 and 125, Register's Office for said County, described as follows:

Said Lot No. 70 fronts 111.47 feet on the Northeasterly side of Alto Vista Drive and extends back 132.0 feet on the Northwesterly line and 140.8 feet on the Southeasterly line to a dead line in the rear, measuring 120.02 feet thereon.

Being the same property conveyed to Howard E. Shuman, Jr. and wife, Jane C. Shuman, by Warranty Deed from Davidson Road Corporation, a Tennessee Corporation of record in Book 4235, page 890, Register's Office for Davidson County, Tennessee, dated May 17, 1968. Property was further conveyed to Howard E. Shuman, Jr. and wife, Jane C. Shuman, Trustees,

U/A/D by Quitclaim Deed from Howard E. Shuman, Jr. and wife, Jane C. Shuman, individually of record in Book 9796, page 493, Register's Office for Davidson County, Tennessee, dated September 15, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3700, Page 124 and 125, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6828 Alto Vista Drive, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of May, 2004.

Howard E. Shuman, Jr.

Jane C. Shuman

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 Howard E. Shuman, Jr. and wife, and Jane C. Shuman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2004.

Notary Public

My Commission Expires: 11-14-05

10350-BP