Davidson County DEEDWARR
Recvd: 06/03/04 10:13 2pgs
Fees:13.00 Taxes:419.95

20040603-0065226

WARRANTY DEED

B-SFG-04-1513

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/27/04 (AFFIX SEAL)

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON TENN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Andrew Hawes	Premier Bank of Brentwood	
1513 Russell Street (ADDRESS)	5217 Maryland Way (NAME) (ADDRESS)	83-13-384
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHEILDS RENTALS, LP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEITH ANDREW HAWES, married, 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. 58 of Block "C" on the Plan of the Subdivision of the Lindsley Home Place, as of record in Plat Book 2, Page 92, Chancery Court of Davidson County, Tennessee.

Said Lot No. 58 fronts 50 feet on the north side of Russell St. and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Shields Rentals, L.P., by Quitclaim Deed dated October 31, 1996 and filed for record on January 22, 1997 in Book 10326, Page 326, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Maxine H. Shields, Trustee of the Maxine H. Shields Revocable Living Trust Agreement by Quitclaim Deed dated July 21, 1993 and filed for record on July 22, 1993 in Book 9021, Page 789, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Maxine H. Shields by Deed dated May 26, 1992 and recorded on June 1, 1992 in Book 8638, Page 431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Corporate Documents of record in Book 10326, Page 314, Instrument Number 19991230-0309137, 20010215-0014659 and 20010215-0014660, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 1513 Russell Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of May, 2004.

Sheilds Rentals, LP

Sheilds Rentals, LP

By: Ben Shields

Title: Gen Partners

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Ben Sheilds, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the general partner of Sheilds Rentals, LP, the within named bargainor, a corporation, and that he as such general partners being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by his self as general partner.

Witness my hand and official seal at Nashville, Tn on this 26th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 11/27/07

CHARLES SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903