Davidson County DEEDWARR
Recvd: 06/03/04 10:16 2pgs
Fees:13.00 Taxes:419.95

20040603-0065228

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: 11/27/07
(AFFIX SEAL)

WARRANTY DEED

B-SFG-04-1509

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY 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	
1509 Russell Street (ADDRESS)	5217 Maryland Way (NAME) (ADDRESS)	83-13-386
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 SHIELDS 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. 56 of Block "G" 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.

Being the same property conveyed to Shields Rentals, L.P., by Quitclaim Deed dated December 31, 1996 and filed for record on January 22, 1997 in Book 10326, Page 324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Partnership Agreement of record in Book 10324, Page 314, 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 1509 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.

Shields Rentals, LP

By: Shields Rentals LP

Title: Gen Partner

STATE OF Tennessee
COUNTY OF Davidson

C.S.

Personally appeared before me the undersigned a Notary Public for said County and State, Charles Smith Ben Shields 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 Shields Rentals, LP, the within named bargainor, a corporation, and that he as such General Partner 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

on this 28th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 11/27/04

CHARLES SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903