This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 07/19/04 08:15 2pgs
Fees:13.00 Taxes:333.00
20040719-0085539

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me
This 30th day of June, 2004.

Notary Public

My Commission Expires: 3-06-06

PHILLIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

Address New Owner
Brian Shaub
21 East Thompson Lane
Nashville, TN 37013

Send Tax Bills to:
SAME

Map-Parcel
119-12-10

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash inhand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James W. Avril, Jr., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Brian Shaub, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Battlewood, Section One, as of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 109 feet on the easterly side of Thompson Lane and runs back 168.21 feet on the southerly line and 187.9 feet on the northerly line, which is a broken line, to a dead line in the rear measuring 113 feet thereon.

Being the same property conveyed to James W. Avril, Jr. by deed from Rebecca W. Coutras of record in Instrument No. 20021203-0148640, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 1835, Page 31 Register's Office for Davidson County, Tennessee.

This is improved property known as: 21 East Thompson Lane Nashville, TN 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of June, 2004

James W. Avril, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public in and for the said County and State, personally appeared James W. Avril, Jr., the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, Tennessee this 30th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES 3.6.06

PHILIP DAVIS ALEXANDER
NOTARY PUBLIC AT LARGE
My Comm. Exp. March 6, 2006
WILLIAMSON COUNTY, TN