Box 44CL

WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 150,107.01

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JULY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00358CP DANFORD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jared S. Danford and Jill M. Danford	NEW OWNER	MAP:104-15
2505 Natchez Trace		Parcel:9
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PEGGY D. MATHES, ADMINISTRATOR OF THE ESTATE OF ANNA O. SHOCKLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JARED S. DANFORD AND JILL M. DANFORD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 2505 Natchez Trace, Nashville, TN 37212

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 30th day of July, 2004.

Estate of Anna O. Shockley

BY: Peggy D. Mathes, Adm.
PEGGY D. MATHES, ADMINISTRATOR OF THE ESTATE OF ANNA O. SHOCKLEY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Peggy D. Mathes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the ADMINISTRATOR OF THE ESTATE OF ANNA O. SHOCKLEY, the within named barganor, an estate, and that Peggy D. Mathes, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said estate for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of July, 2004.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

Davidson County DEEDWARR
Recvd: 08/03/04 14:49 2pgs
Fees:13.00 Taxes:555.40

20040803-0092982

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 73, on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as shown on plat of record in Plat Book 421, page 16, in the Register's Office for Davidson County, Tennessee. Said Lot No. 73 fronts 65 feet on the westerly side of Natchez Trace or 28th Avenue South and runs back between parallel lines, 216 feet to an alley.

Being the same property conveyed to George V. Shockley and wife, Anna O. Shockley by Deed of record in Book 4633, Page 795, Register's Office for Davidson County, Tennessee.George V. Shockley having since died, property vested in Anna O. Shockley as surviving tenant by the entirety.Anna O. Shockley having died on July 20, 2001, her Last Will and Testament was probated in cause entitled in Re: Estate of Anna O. Shockley, No. 04-P17, Seventh Circuit Court of Davidson County, Tennessee, Probate Division. By order of said court, subject property is to be sold and proceeds to be administered as part of the estate.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.