File #200460336

ROBERTA S. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES: JANUARY 28, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 01/28/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1734 S. Rutherford Blvd., Suite 101, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley M. Shearin	SunTrust Mortgage, Inc.	Map: 92-13-353
(NAME) 3305 Elkins Ave.	(NAME) 201 4th Avenue N/ 7th Floor	Parcel:
(ADDRESS) Nashville TN 37209	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LISA D. FRIEDLAND, A SINGLE PERSON,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ASHLEY M. SHEARIN MARRIED,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(**M.) (*Unmarried)

Land in Davidson County, Tennessee, being all of Lot No. 84, on the Map of Hortense Place, as shown by plat appearing of record in Plat Book 161, Page 167, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Housten B. Davis and wife, Mildred H. Davis by Warranty Deed dated January 23, 1951 of record in Book 1939, Page 251, and being further conveyed to Lisa D. Friedland, a single person by Warranty Deed dated April 7, 2004 of record in Instrument No. 20040408-0040192, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on the plan of record in Plat Book 161, Page 167; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3305 Elkins Ave., Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 27th day of August, 2004.

Lisa D. Friedland

Davidson County DEEDWARR
Recvd: 08/31/04 10:22 2pgs
Fees:13.00 Taxes:693.38

20040831-0105074

STATE OF Tennessee

COUNTY OF Rutherford

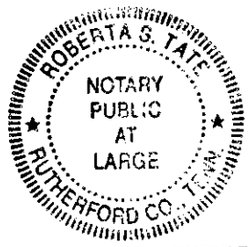
Before me, the undersigned Notary Public, personally appeared Lisa D. Friedland, a single person who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of August, 2004.

Notary Public

My Commission Expires: _____

(SEAL)



MY COMMISSION EXPIRES:
JANUARY 28, 2007

Mail After Recording To:

Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130