THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18805G

MAP/GROUP/PARCEL:
61-2/115

NEW OWNER'S NAME AND ADDRESS:
Steven P. Shumate and Mary Shumate
4405 Gra Mar Drive
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 09/01/04 14:57 2pgs
Fees:13.00 Taxes:555.00
20040901-0105984

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Hoa Houen Thai, an unmarried man, hereinafter called Grantor, does hereby transfer and convey unto Steven P. Shumate and Mary Shumate, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of Section Four Gra-Mar Acres, as shown on plat of record in Plat Book 2330, page 8, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 4405 Gra Mar Drive, Nashville, TN 37216.

Being the same property conveyed to the within named Grantors as of record in Instrument 20040610-0068785, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Hoa Houen Thai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Hoa Houen Thai, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 27th day of August 2004.

NOTARY PUBLIC

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $150,000.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of August 2004.

NOTARY PUBLIC

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006