PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 09/10/04 15:03 3pgs
Fees:18.00 Taxes:456.95
20040910-0109742

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of **September, 2004, by and between ANGELA M. SHAW MARRIED, hereinafter called Grantor, and ROBERT D. DUPUY and JULIA DUPUY, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ANGELA M. SHAW MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto ROBERT D. DUPUY and JULIA DUPUY, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in Overton County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 617 AIDEEN PLACE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

REGGIE L. SHAW, husband of , the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

ANGELA M. SHAW
Signature of Seller

REGGIE L. SHAW
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANGELA M. SHAW and her husband, REGGIE L. SHAW,** 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/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8TH day of **September, 2004.**

Notary Public

DENISE L. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

ROBERT D. DUPUY and JULIA DUPUY, HUSBAND AND WIFE

617 AIDEEN PLACE
MADISON, TENNESSEE 37115

Property Address:

617 AIDEEN PLACE
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 52-4-C PARCEL 34CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$123500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **September, 2004.**

Notary Public

DENISE L. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7468

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 34 of the Ravenwood Subdivision as shown on the Plan of Ravenwood Subdivision, recorded as Instrument Number 20001211-0121554, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to ANGELA M. SHAW, by Warranty Deed from ALLEN EARPS, of record in Instrument Number 20010406-0033739, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 52-4-C PARCEL 34CO). 2003 real property taxes are PAID in the amount of 1034.88.

2. All matters as set forth on the Plan of Ravenwood, of record in Instrument Number 200001211-0121554, Register's Office for Davidson County, Tennessee, including a 20' Public Utility Easement at front property line and any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of Covenants, Conditions and Restrictions for Ravenwood of record in Instrument Number 20001115-0113155, and re-recorded in Instrument Number 20001227-0126010, Register's Office for DAVIDSON County, Tennessee.

4. By-laws of Ravenwood Home Owner's Association, Inc. of record in Instrument Number 20001206-01020005, Register's Office for Davidson County, Tennessee.

5. Articles of Incorporation for Ravenwood Home Owner's Association, of record in Instrument Number 200001115-0113156, Register's Office for Davidson County, Tennessee.

6. Easement for Public Utility Easement to Charity Missionary Baptist Church, Inc., 10' in width and adjacent to easterly property line, of record in Instrument Number 20020916-0112401, Register's Office for DAVIDSON County, Tennessee.