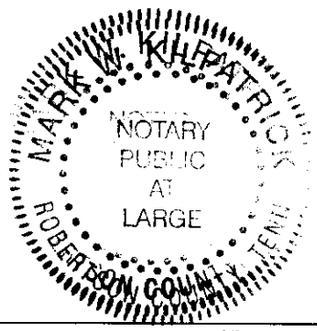
27A 2/4

WARRANTY DEED



State of Tennessee)
County of Williamson)

G#2666-2

The actual consideration or value, whichever is greater, for this transfer is **$124,800.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2004.

Notary Public

My commission expires: 4/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JAMES D. SHANNON and IRENE B. SHANNON	**"NEW OWNERS"**	**Map 162-05-0, Parcel 248.00**
309 Townes Drive		Davidson County DEEDWARR Recvd: 09/23/04 10:38 2pgs Fees:13.00 Taxes:461.76
Nashville, TN 37211		20040923-0114763

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

VANCE P. ROSS and wife, PAMELA H. ROSS

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

JAMES D. SHANNON and wife, IRENE B. SHANNON

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

LAND in Davidson County, Tennessee, being Lot No. 117 on the Plan of Hickory Valley Subdivision, Section 3, as of record in Book 4460, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Vance P. Ross and wife, Pamela H. Ross, by General Warranty Deed dated February 24, 1995, from Ricky D. Bolden and wife, Sandra R. Bolden, of record in Book 9604, Page 826, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4604, Page 526, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the GRANTORS herein.

THIS instrument is being executed in behalf of Vance P. Ross, pursuant to a Power of Attorney executed by him on the 24th day of August, 2004, of record in Instrument No. 20040923-0114762, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) unimproved (____) property, known as: **309 Townes Drive, Nashville, TN 37211.**

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 we do covenant with the said GRANTEES that we 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 we do further convenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this **20th** day of **September, 2004.**

Vance P. Ross
VANCE P. ROSS
by Pamela H. Ross atty. in fact
BY: PAMELA H. ROSS, Attorney-In-Fact

Pamela H. Ross
PAMELA H. ROSS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **PAMELA H. ROSS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **VANCE P. ROSS,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **VANCE P. ROSS** for the purpose therein contained, by signing the name of **VANCE P. ROSS** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **September, 2004.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PAMELA H. ROSS,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **September, 2004.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07