This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1040224

Davidson County DEEDWARR
Recvd: 09/30/04 10:42 2pgs
Fees:13.00 Taxes:465.20
20040930-0117771

Send Tax Bills To:
NEW OWNERS
2718 Morton Lane
Smyrna, TN 37167

New Owner is: MICHAEL S. HOOVER
2718 Morton Lane
Smyrna, TN 37167

MAP: 115-06
PARCEL: 12.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Alan V. Shields** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael S. Hoover** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 70 on the Revised Plan of Section III, West Meade Hills, as of record in Book 3300, page 8, Register's Office for said County.

Said Lot No. 70 fronts 150 feet on the west side of Rodney Drive, and extends back 280.3 feet on the north line and 291.8 feet on the south line, to a dead line in the rear on which it measures 143.15 feet.

Being the same property conveyed to Alan V. Shields and wife, Martha Shields, by Warranty Deed from Hillwood Presbyterian Churrch, dated March 24, 1977 and filed for record March 25, 1977 in Book 5127, page 810, Register's Office for Davidson County, Tennessee. The said Martha Shields having since deceased.

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

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of September, 2004.

GRANTEE: GRANTOR:

Michael S. Hoover Alan V. Shields

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Alan V. Shields** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of September, 2004.

LAURA WEHBY DUKE NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 4-8-2007 WILSON COUNTY, TENNESSEE

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,729.24.

Affiant

SWORN TO and subscribed before me this 24 day of September, 2004.

LAURA WEHBY DUKE NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 4-8-2007 WILSON COUNTY, TENNESSEE