STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Natasha Bilbrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of October, 2004.

Notary Public

My Commission Expires: 1/4/06

WARRANTY DEED

PREPARED BY & RETURN TO:

Hickory Hollow Title, LLC
301 S. Perimeter Park Drive
Suite 114
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 10/21/04 13:57 2pgs
Fees:13.00 Taxes:292.30
20041021-0126913

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eugenie Wilson
106 Davenport Dr.
Nashville, TN 37217

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 149-08-0-A-106.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Willis E. Shaw and Betty Jean Shaw** hereinafter referred to as Grantors, hereby transfers and conveys to **Eugenie Wilson** hereinafter referred to as 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 Unit Number 106, of Davenport Condominiums, of record in Book 6900, Page 22, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Willis E. Shaw and Betty Jean Shaw by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development, of record at Instrument No. 20031017-0154397, Register's Office for Davidson County, Tennessee, dated October 2, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Company requires a satisfactory statement from the Association or its agent stating the amount of the unpaid common or maintenance charges against the unit, to the date of closing. At that time, the Company may make additional requirements or exceptions.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all

sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Davenport Condominiums of record in Book 10983 Page 532 said Registers Office.

Taxes for the year 2003 have been paid.

Taxes for the year 2004 are due and payable in the amount of $926.31

The Plan of record in Plat Book 6900, Page 22, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 6900, Page 22, said Register's Office.

Easement for Water and/or Sewer Distribution System of record in Book 8127, Page 888, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 106 Davenport Dr. , Nashville, TN 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 20th day of October, 2004.

Willis E. Shaw

Betty Jean Shaw

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 Willis E. Shaw and Betty Jean Shaw, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of October, 2004.

Notary Public

My Commission Expires: 1/4/06