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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of November, 2004.

Notary Public

My Commission Expires: 11/2/05

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT, JR.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/01/04 13:42 2pgs
Fees:13.00 Taxes:473.23
20041201-0143075

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jeffrey Shaver and Ashley Shaver
3940 East Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
148-14-0-022.00

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, **Jason Eric Jenkins, married** hereinafter referred to as Grantors, hereby transfers and conveys to **Jeffrey Shaver and Ashley Shaver, husband and wife,** 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 Lot No. 113 on the Plan of Section Two Locustwood, of record in plat book 2331, page 147, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Eric Jenkins, unmarried by warranty deed from Mary Ann Hutchison and husband, Lawrence Hutchison of record in book 10901, page 247, Register's Office for Davidson County, Tennessee, dated April 27, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2331, Page 147, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2601, Page 453, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3940 East Ridge Drive, Nashville, Tennessee 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 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 29th day of November, 2004.

Jason Eric Jenkins

Heather Jenkins *

* Heather Jenkins conveys any and all of her martial interest in the subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Eric Jenkins and Heather Jenkins, 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 29th day of November, 2004.

Notary Public

My Commission Expires: 11/2/05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY