File Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 12/02/04 15:08 2pgs
Fees:13.00 Taxes:1646.50
20041202-0143925

W & I Ref:(_____) Title No: 45961
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan N. Minor 106 Chatsworth Drive Nashville, Tennessee 37215	Suntrust Mortgage Inc., a Virginia Corporation 901 Semmes Ave Richmond, Virginia 23224

TAX MAP-PARCEL NUMBERS: 131-01-0-F-4.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$445,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Theresa Shackelford , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan N. Minor** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 4 on the Plan of Chatsworth, as of record in Book 5200, page 575, as amended in Book 7826, page 987, said Register's Office.

Said Lot No. 4 fronts 71.50 feet on the easterly side of Chatsworth Drive and runs back 109.51 feet on the southerly line and 110.90 feet on the northerly line to a line in the rear which measure 71.51 feet thereon.

Being the same property conveyed to Theresa Shackelford, an unmarried person by deed from Stanley D. Overton and wife, Carolyn A. Overton of record in Book 9151, page 659, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 575, together with a designated building site, said Register's Office, which Plan shows a 15 foot minimum building setback line from Chatsworth Drive as amended to 14 feet by instrument of record in Book 7826, page 987, said Register's Office, and a 5 foot easement for public utility purposes along the westerly front line(s) And a 10 foot public utility and drainage easement located on the rear line of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6710, page 574. The Declaration of Covenants, Conditions and Restrictions of record in Book 6049, page 665 amended in , Book 6114, page 43, Book 6114, page 49 and by-laws in Book 6049, page 681, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 106 Chatsworth, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of December, 2004.

Theresa Shackelford

State of TENNESSEE
County of DAVIDSON

On this 1st day of December, 2004, before me the undersigned authority, personally appeared Theresa Shackelford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Sworn and subscribed before me this the 1st day of December, 2004

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public