RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/21/04 11:15 2pgs
Fees:13.00 Taxes:573.13
20041221-0151532

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2004.

NOTARY PUBLIC

My commission expires: 9/30/06

My Commission Expires SEPT 30, 2006

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GAYLA DONN SHANNON et vir 2173 Blake Drive Antioch, Tennessee 37013	Same as new owner	173-11-0-A-102

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY FOUR THOUSAND NINE HUNDRED AND NO/100 ($154,900.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JASON HALL and wife, LESLIE HALL,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **GAYLA DONN SHANNON and husband, CHRISTOPHER SHANNON,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section III, Stanford Village of record in Instrument No. 20011217-0139079, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason Hall and wife Leslie Hall, by Warranty Deed, from Beazer Homes Corporation d/b/a Phillips Builders, recorded 07/12/03, in Instrument No. 200307120097468, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on the subdivision plat of record in Instrument No. 20011217-0139079; to restrictive covenants of record in Instrument No. 200002280019107, in Instrument No. 200003010020280, in Instrument No. 200103190026310, in Instrument No. 200201230009420, and in Instrument No. 200002030011283; to By-Laws of record in Instrument No. 200002170016311; to terms and conditions of Quitclaim Deed to Homeowner's Association of record in Instrument No. 20040422-0045792; to Charter for Homeowner's Association of record in Instrument No. 200002170016310; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 2173 Blake Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 12th day of November, 2004.

JASON HALL

LESLIE HALL

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, a Notary Public, Jason Hall and Leslie Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of November, 2004.

Notary Public

My commission expires: 9/30/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214