After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

04TN0999

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 01/18/05 11:47 2 pgs
Fees:13.00 Taxes:259.00

20050118-0005934

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this 14th day of January, 2005.

Notary Public
My commission expires: 11-20-08

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

15-0412-150073

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
L. Shane Whitehead 1212 & 1214 Cecilia Ave. Nashville TN 37208	IRWIN MORTGAGE CORPORATION 400 INTERSTATE PARKWAY ATLANTA, GA 30339	081-03-0-363.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danny D. Blackshear and wife, Lisa Blackshear**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **L. Shane Whitehead, unmarried**, hereinafter called the Grantees, their successors 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 4, Beadle Subdivision, of record in Plat Book 4175, page 130, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Danny D. Blackshear and wife, Lisa Blackshear by deed from Eric W. Robertson and wife, Karen F. Robertson, dated 11-2-2000, of record in Inst. No. 20001103-0109311, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1212 & 1214 Cecilia Ave., Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of January, 2005.

Danny D. Blackshear

Lisa Blackshear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Danny D. Blackshear and Lisa Blackshear, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 14th day of January, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON