THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

PREPARED BY RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF January, 2005
Notary Public
MY COMMISSION EXPIRES: 1-26-08
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth B. Shackelford (NAME)	OWNER (NAME)	MAP 42-3
918-A North Graycroft Avenue (ADDRESS)	323 MADISON ST #109 (ADDRESS)	PARCEL 72
Madison, TN 37115 (CITY) (STATE) (ZIP)	MADISON TN 37115 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Daisy B. Huffaker and husband, James A. Huffaker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth B. Shackelford

HEREINAFTER CALLED THE 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. 1 on the plan of the resubdivision of lot number 100 on the plan of Primrose Acres, as of record in Book 8250, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being part of the same property conveyed to Daisy B. Huffaker by deed of record in book 11666, page 277, said Register's Office. The spouse of Daisy B. Huffaker, the undersigned James A. Huffaker, joins in this conveyance.

Davidson County DEEDWARR
Recvd: 02/02/05 12:58 2 pgs
Fees:13.00 Taxes:416.25
20050202-0012307

unimproved ( )
This is improved (X) property, known as 918-A North Graycroft Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 28th day of January, 2005

Daisy B. Huffaker by

Daisy B. Huffaker

James A. Huffaker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES A. HUFFAKER

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 28 day of JANUARY, 2005

Commission expires 1-26-08

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____,

My commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

On this 28 day of JANUARY, 2005, personally appeared before me, JAMES A. HUFFAKER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of DAISY B. HUFFAKER and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 28 day of JANUARY, 2005.

My commission expires: 1-26-08

Notary Public

JAMES A. HAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE