Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/10/05 10:04 2 pg
Fees:13.00 Taxes:301.55

20050310-0026514

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $81,500.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2005.

Notary Public
My commission expires: 02/24/08

06-0502-71601

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Peggy Joyce Ethridge	Countrywide Home Loans, Inc.	
944 Strand Fleet Drive	3011 Armory Drive, Suite 120	
Antioch TN 37013	Nashville, TN 37204	

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, **Grace E. Shumaker now Lawhorn,** a married woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Peggy Joyce Ethridge**, an unmarried woman, 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 195-B on the Zone Lot Division of Lots 187 thru 191 and 193 thru 195, Piccadilly Square, Phase II, of record in Plat Book 6250, Pages 92-93, and Book 6900, page 106, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grace E. Shumaker, unmarried, by deed from Michael A. Ralston of record in Book 7853, Page 798, Register's Office for Davidson County, Tennessee.

Grace E. Shumaker and Grace E. Lawhorn are on in the same persons.

Donald W. Lawhorn joins in this conveyance for conveying marital interest only.

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 944 Strand Fleet Drive, Antioch, TN 37013

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 28th day of February, 2005.

Grace E. Shumaker now Lawhorn

Grace E. Shumaker now Lawhorn

Donald W. Lawhorn

Donald W. Lawhorn

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Grace E. Shumaker now Lawhorn, and Donald W. Lawhorn, 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 Mt. Juliet, TN, this 28th day of February, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

My Commission expires 02/24/08