This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 04/19/05 14:11 2 pgs
Fees:13.00 Taxes:638.25
20050419-0043523

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of April, 2005, by and between Frederick A. Friton and wife, Dawn M. Friton, party of the first part, and Thomas M. Shoemaker and wife, Sarah P. Shoemaker, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 41 on the Plan of the Subdivision of East Colony at Riverbend of record in Plat Book 7900, Page 733, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frederick A. Friton and wife, Dawn M. Friton, herein by Warranty Deed dated March 27, 1996 filed for record April 3, 1996 in Book 10003, Page 901, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 7900, Page 733, and Restrictive Covenants of record in Book 5354, Page 765, Book 5403, Page 5, Book 7199, Page 119, and in Book 9752, Page 20, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Frederick A. Friton

Dawn M. Friton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Frederick A. Friton and Dawn M. Friton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Property Owner & Address : Thomas M. Shoemaker & Sarah P. Shoemaker
900 Willow Oak Court
Nashville, TN 37221

Tax Parcel No.: 156-01-0-C-041.00

Property Address: 900 Willow Oak Court
Nashville, TN 37221

MAIL TAX BILLS TO: Realty Mortgage Corporation
7000 Executive Center Drive, Suite 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $172,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.