Return
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $152,360.00.

Subscribed and sworn to before me, Mandy Alsup this 25 day of, April 2005.

My Commission Expires: 9/9/07

Affiant

Notary Public

MANDY ALSUP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 04/27/05 12:21 2 pgs
Fees:13.00 Taxes:563.73
20050427-0046887

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SERVICES., INC.
1418 WEST MAIN STREET
SUITE B
LEBANON, TN 37087

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: SHAWN SHAFFER JENNIFER ERIN SHAFFER		NAME: ~~SHAWN SHAFFER~~ JPMorgan Chase ~~JENNIFER ERIN SHAFFER~~ Bank, N A	
STREET ADDRESS: 1757 STONE HOLLOW COURT		STREET ADDRESS: ~~1757 STONE HOLLOW COURT~~ 5100 Maryland Way Brentwood TN 37027	
CITY: HERMITAGE	STATE: TENNESSEE	~~CITY: HERMITAGE~~	~~STATE: TENNESSEE~~
ZIP CODE: 37076		~~ZIP CODE: 37076~~	
MAP & PARCEL NO.: 064-16-0-D-020.00CO			

FOR AND IN 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, THERESA FLICEK BROWN

HEREINAFTER CALLED GRANTOR HAS, BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO SHAWN SHAFFER AND JENNIFER ERIN SHAFFER

HEREINAFTER CALLED GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 205, TRUXTON PARK SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 20001026-0106272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THERESA FLICEK BROWN BY WARRANTY DEED FROM BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, INC., DATED 08/15/01, RECORDED 08/16/01, AS DOCUMENT NO. 200108160088775, DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1757 STONE HOLLOW COURT, HERMITAGE, TN 37076

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND I DO COVENANT WITH THE SAID GRANTEES THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAS A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED,

UNLESS OTHERWISE HEREIN SET OUT; AND I DO FURTHER COVENANT AND BIND MYSELF, MY 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..

WITNESS MY HAND THIS 25TH DAY OF APRIL, 2005 . TFB

THERESA FLICEK BROWN

State of TENNESSEE } ss
County of DAVIDSON }

On this the 25TH day of , April 2005 before me, Spencer R. Talbott, the undersigned Notary Public, personally appeared **Theresa Flicek Brown**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

MY COMMISSION EXPIRES JAN 27, 2007

Notary Public
My commission expires 1/27/07

WARRANTY DEED