PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 06/20/05 13:57 2 pg
Fees:13.00 Taxes:518.00
20050620-0070432

W & I Ref(_____) Title No: 46422
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas J. Zimmer 1072 River Barfield Murfreesboro, TN 37128	same

TAX MAP-PARCEL NUMBERS: 083-14-340

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$140,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shields Rentals, L.P.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas J. Zimmer** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of the Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Said Lot fronting 50 feet on the southerly side of Boscobel Street, formerly Rothchild Avenue, and running back, between parallel lines, 148 feet to an alley.

Being the same property conveyed to Ben P. Shields by deed from Wiley E. Willis and wife, Janet Hopper Willis of record in Book 5785, page 363, said Register's Office. By Quitclaim Deed of record in Book 9021, page 825, said Register's Office, subject property was conveyed to the Ben P. Shield, Sr., Revocable Living Trust Agreement. By Quitclaim Deed of record in Book 10326, page 342, said Register's Office , subject property was conveyed to Shields Rentals L.P.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 1906 Boscobel Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2005.

Shields Rentals, L.P.

By: Maxine H. Shields Maxine H. Shields
Title: General Partner

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared Maxine H. Shields with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as (or other officer authorized to execute this instrument) of **Shields Rentals, L.P.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 31st day of May, 2005.

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Notary Public

My Commission Expires: _____

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $140,000.00

Affiant

Sworn and subscribed before me this the 31st day of May, 2005.

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Notary Public

My Commission Expires: _____