THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO: New Owner
Bryce Page
5452 Hickory Park Drive
Antioch, TN 37013

MAP PARCEL NUMBERS
Map & Parcel 92-2-448.00

Davidson County DEEDWARR
Recvd: 07/06/05 10:41 2 pgs
Fees:13.00 Taxes:344.10
20050706-0077328

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of June, **2005**, by and between **Georgia Mae Shannon**, _____, party of the first part, and **Bryce Page**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$93,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 224, Block 9, of the Plan of Hefferman Place, of record in Book 161, page 138, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Georgia M. Shannon, unmarried, by deed from Yvette P. Snowdern dated 2/25/00 and recorded 3/16/00, of record in Instrument No. 2000316-0026952, from Yvonne D. Perkins of record in Instrument No. 200003160026951 and from Valerie Y. Dungee of record in Instrument No. 200003160026950, said Register's Office.

This is improved property known as 2422 Eden Street, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); all matters of record in Plat Book 161, page 138, any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

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

X Georgia Shannon
Georgia Mae Shannon

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Georgia Mae Shannon,** unmarried, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of June, **2005.**

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires 9-22-07

Angie Valentine
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$93,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Linda Navarro
Affiant

Subscribed and sworn to before me this 23rd day of June, 2005

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Angie Valentine
NOTARY PUBLIC

My commission expires: 9-22-07

PROPERTY ADDRESS:
2422 Eden Street
Nashville, TN 37208

Name & address of new owner:

_____
_____
_____