Return to First Title and Escrow Company, Inc.
File Number 24363 Box 9B

PREPARED BY AND RETURN TO:
HARRIS TITLE & ESCROW, LLC
40 Burton Hills Boulevard
Suite 150
Nashville, Tennessee 37215
T: (615) 665-9766
F: (615) 665-9767
admin@harristitle.com
File #056028

Davidson County DEEDWARR
Recvd: 07/07/05 15:27 2 pgs
Fees:13.00 Taxes:2904.50
20050707-0078689

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John T. Shea Patricia Glaser Shea 118 Abbottsford Drive Nashville, TN 37215	NEW OWNER

TAX MAP-PARCEL NUMBERS: MAP 117-13-B, PARCEL 79

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10 (TEN DOLLARS), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth S. Middleton** and **John C. Middleton**, wife and husband, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **John T. Shea** and **Patricia Glaser Shea**, husband and wife, hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain building site identified as Lot No. 118 on the Plan of Abbottsford of record in Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee, as amended in Book 6638, page 351, and further amended in Book 6619, page 941, and in Book 6771, page 683, and corrected by Surveyor's Certificate of Correction of record in Book 6800, page 164, said Register's Office, all to which reference is hereby made for a more complete description.

Being the same property conveyed to John C. Middleton and wife, Elizabeth S. Middleton by deed from James L. Warren and wife Nancy S. Warren of record in Book 9435, page 949, Register's Office for Davidson County, Tennessee. The said John C. Middleton and wife, Elizabeth S. Middleton having since conveyed their interest in the subject property to Elizabeth S. Middleton by Quitclaim Deed of record in Instrument No. 200003160027193, said Register's Office. The said Elizabeth S. Middleton having since conveyed her interest in the subject property to John C. Middleton by Quitclaim Deed of record in Instrument No. 200305150066659, said Register's Office, and the said John C. Middleton having since conveyed his interest in the subject property to Elizabeth S. Middleton by Quitclaim Deed of record in Instrument No. 200305150066660, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year of 2005, which have been prorated by the parties and assumed by the Grantees.
2. All matters shown on the Plan of Abbottsford of record in Plat Book 6250, Pages 419-421, as amended in Book 6638, Page 351, and further amended in Book 6619, page 941 and in Book 6771, Page 683, and corrected by Surveyor's Certificate of Correction of record in Book 6800, Page 164, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, and Restrictions of Abbottsford of record in Book 6537, Page 303, as amended and restated in Book 8106, Page 1, Book 8627, page 254, Book 9381, page 876 and as amended in Book 10458, Page 810, as further amended in Instrument No. 200103300030930, as supplemented in Instrument No. 200105020045152, as re-recorded in Instrument No. 200105140049648, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants and Reciprocal Easements of Abbottsford of record in Book 6478, Page 177, as amended in Book 6530, Page 242, Register's Office for Davidson County, Tennessee.
5. By-Laws of record in Book 8627, Page 254 and Book 9381, Page 876, Register's Office for Davidson County, Tennessee.

6. Water line easements of record in Book 1286, Page 690, and Book 1037, Page 572, Register's Office for Davidson County, Tennessee.
7. Storm Water Detention Agreement of record in Book 6555, Page 328, Register's Office for Davidson County, Tennessee.

This is improved property known as: 118 Abbottsford Drive, Nashville, TN 37215

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

GRANTORS COVENANT with Grantees, their heirs, and assigns, that said Grantors are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as indicated in this document.

GRANTORS FURTHER COVENANT and bind Grantors, Grantor's heirs and representatives, to warrant and forever defend title to said land to said Grantees and Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June 2005.

Elizabeth S. Middleton

John C. Middleton

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Elizabeth S. Middleton and John C. Middleton, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of June 2005.

Notary Public

My commission expires: 5/23/09

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $785,000.00.

Affiant

Sworn and subscribed before me this 29th day of June 2005.

Notary Public

My commission expires:

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
November 25, 2006
STATE OF TENNESSEE