40-A

Davidson County DEEDWARR
Recvd: 07/11/05 16:10 2 pg
Fees:13.00 Taxes:277.50
20050711-0080109

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

William G. Wallis, Sr.
5209 Lake Court
Brentwood, TN 37027

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 162-1
PARCEL 78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lucy R. Shedd, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **William G. Wallis, Sr.**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Resubdivision of Lot 26 of Addition to Southwood, as of record in Plat Book 6250, page 890, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to Rufus Shedd and wife, Lucy R. Shedd, by deed from Ronnie Lynch Stone and wife, Betty Jane B. Stone, dated February 28, 1974, of record in Book 4792, page 980, Register's Office for Davidson County, Tennessee. The said Rufus Shedd died on April 2, 1997.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 323 Delvin Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12 day of July, 2005.

Lucy R. Shedd by Brenda Grissom
Lucy R. Shedd by Brenda Grissom,
Attorney-in-Fact Pursuant to Limited
Power of Attorney of record in Instrument
No. 20050711008010 8
Register's Office for Davidson County,
Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid Brenda Grissom, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Lucy R. Shedd, and who acknowledged that she executed the same as the free act and deed of Lucy R. Shedd. Witness my hand and official seal this 12 day of July, 2005.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

William A. Walker, SR
AFFIANT

Subscribed and sworn to before me
this 12 day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007