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Davidson County DEEDWARR
Recvd: 07/11/05 16:20 2 pg
Fees:13.00 Taxes:232.73
20050711-0080124

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

ADDRESS NEW OWNER:

Jim Youngblood
214 Old Hickory Blvd., #93
Nashville, TN 37221

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 142-04-A
PARCEL 9.300 CO

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, **Emil G. Shapach, III**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jim Youngblood**, ("Grantee"), their 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 Unit No.93 on the plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5438, page 699, amended in Book 6896, page 144, said Register's Office.

Being the same property conveyed to Emil G. Shapach, III, by deed from Toni A. Rodgers, unmarried, dated August 1, 1002, of record in Instrument No. 20020806-0094650, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

Marguerite Barry Shapach joins in the execution of this instrument to convey her interest in the property as spouse of Emil G. Shapach, III.

This is improved property known as 214 Old Hickory Blvd., #93, Nashville, TN 37221.

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 he is 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 himself, his 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 our hands this 8th day of July, 2005.

Emil G. Shapach, III by Marguerite Barry Shapach, attorney in fact pursuant to limited powers of attorney recorded in Instrument No.

Emil G. Shapach, III by Marguerite
Barry Shapach, Attorney-in-Fact
Pursuant to Limited Power of Attorney
Recorded in Instrument No. _____,
Register's Office for Davidson County,
Tennessee

Marguerite Barry Shapach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid Marguerite Barry Shapach, 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 Emil G. Shapach, III, and who acknowledged that she executed the same as the free act and deed of Emil G. Shapach, III. Witness my hand and official seal this 8th day of July, 2005.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Marguerite Barry Shapach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 8th day of July, 2005.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $62,900.00.

Tara Harris
AFFIANT

Subscribed and sworn to before me this 8th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006