RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2005.

NOTARY PUBLIC

My commission expires: 7/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd 07/13/05 11:14 2 pgs
Fees:13.00 Taxes:386.65

20050713-0081115

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TALMAGE SHEARER 2940 Baby Ruth Lane #24 Antioch, Tennessee 37013	Same as new owner	163-11-0-E-051.00 CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOUR THOUSAND FIVE HUNDRED and NO/100 ($104,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SIGNATURE DEVELOPMENT, INC., a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **TALMAGE SHEARER, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Unit #24, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument Number 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

Being a portion of the property conveyed to Signature Development, Inc., by deed from Michael G. Bollinger and wife, Sheila T. Bollinger, of record in Instrument Number 20020307-0028431, as corrected in Instrument Number 20030425-0056111, both of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision Plan of record in Instrument No. 20021126-0146722; to Master Deed of record in Instrument Number 20020930-00118631 and in Instrument No. 20040511-0053733; to By-Laws of record in Instrument No. 20020930-0118631; to an easement of record in Book 3843, page 727; to a Stormwater Detention Agreement of record in Instrument Number 20021015-0126623; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 2940 Baby Ruth Lane #24, Antioch, Tennessee 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 27th day of June, 2005.

SIGNATURE DEVELOPMENT, INC.

BY: _____
BRIAN BURNS, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of June, 2005, before me, appeared Brian Burns, to me personally known (or proved to me on the basis of satisfactory evident), who, being by me duly sworn (or affirmed) did say that he is the President of SIGNATURE DEVELOPMENT, INC., a Tennessee corporation, and that said instrument was signed in behalf of said corporation, and he acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand at office this the day and year above written.

_____
Notary Public

My commission expires: 9/30/06

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006