WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$133,900.00.** Affiant Subscribed and sworn to before me, this the 14th day of July, 2005. Notary Public My commission expires: 02/07/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joey L. Parham	First Horizon Home Loans	**Map 135-14-0-C, Parcel 020co**
617 Ransom Village Way	1555 W. Walnut Hill Lane	
Nashville, TN 37013	Irving, TX 75038	

Davidson County DEEDWARR
Recvd: 07/15/05 11:59 2 pgs
Fees:13.00 Taxes:495.43
20050715-0082341

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric L. Shipman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joey L. Parham

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Ransom Village, a Planned Unit Development, of record in Plat Book 7900, page 833 and 834, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cassandra K. Shipman and Martha E. Shipman, both married, by Deed from John M. Adams and wife, Janet M. Adams, of record in Instrument No. 200006160060349, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Cassandra K. Shipman and husband, Eric E. Shipman, by Quitclaim deed from Martha E. Shipman and husband, Donald Arkovitz, of record in Instrument No. 20021111-0138567, said Register's Office. The said Cassandra K. Shipman and Eric L. Shipman having since divorced by Final Decree of record in Minute Book 5402, page 1188490 and File No. 03D-1128, Circuit Court for said county. The said property was further conveyed to Eric L. Shipman by Quitclaim Deed from Cassandra Kelly Shipman of record in Instrument No. 20030911-0133145, said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 9525, Page 187 and as amended in Book 9647, Page 72, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **617 Ransom Village Way, Nashville, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **14th** day of **July, 2005.**

Eric L. Shipman

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eric L. Shipman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **July, 2005.**

_____
Notary Public

My Commission Expires: 5/30/07

