RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214
1790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $129,000.00.

Subscribed and sworn to before me, this 30th day of June, 2005.

Emma R. Gant
Affiant

Notary Public

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC A LARGE DAVIDSON COUNTY TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2008

Davidson County DEEDWARR
Recvd: 07/22/05 08:26 2 pgs
Fees:13.00 Taxes:477.30
20050722-0085344

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Emma R. Gant 604 Tosha Court Nashville, Tennessee 37218 MAP & PARCEL NO. 070-02-0/102.00	Same

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

Keith Shaw and wife, Shirley A. Shaw,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Emma R. Gant, unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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. 7 on the Plan of Tosha's Court, Section Three, of record on Book 9700, page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith L. Shaw by Warranty Deed from Audie J. Johnson dba Cardinal Construction, dated March 10, 1997, and filed of record on March 14, 1997, in Book 10380, page 57, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2005, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 9700, PAGE 60; (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 604 Tosha Court Nashville, Tennessee 37218

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 COVENANT 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 HAND THIS 30TH DAY OF JUNE, 2005.

Keith Shaw by a Hyg in fact Shirley A Shaw
Keith Shaw

Shirley A. Shaw
Shirley A. Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2005, before me personally appeared ~~Keith Shaw and~~ wife, Shirley A. Shaw, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Jamie L. Taylor
Notary Public

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WARRANTY DEED

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STATE OF TENNESSEE COUNTY OF DAVIDSON)

On this the 30th day of June, 2005, before me personally appeared Shirley A Shaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Keith Shaw as his attorney-in-fact and acknowledged that She executed the same as the free act and deed of said Keith Shaw.

Witness my hand and seal in Nashville, Davidson County, Tennessee.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Jamie L. Taylor
NOTARY PUBLIC