STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Tamara L. Riley
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of July, 2005.

Jessica Talbott
Notary Public

My Commission Expires: My Commission Expires MAY 24, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/28/05 12:27 2 pgs
Fees:13.00 Taxes:567.95
20050728-0088329

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nathaniel A. Shuppert
2008 Forrest Green Drive
Nashville, TN 37216

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:

073-13-0-230.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gregory Mitchell, and Wife, Erica P. Mitchell hereinafter referred to as Grantors, hereby transfers and conveys to Nathaniel A. Shuppert, unmarried and Holly J. Allen, unmarried, joint tenants with right of survivorship hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 147, Section Three, Henderson Gardens, as shown by plat of record in Plat Book 3600, Page 27, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 147 fronts 118 feet on the south side of Forrest Green Drive and extends back between lines 140.46 feet on the east line and 130.69 feet on the west line to a dead line on the rear, on which it measures 88.42 feet.

Being the same property conveyed to Gregory Mitchell, and Wife, Erica P. Mitchell by deed from Harry Nahay Jr. and wife, Patsy P. Nahay of record in Deed Book 11200, page 708, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 3600, Page 27, Register's Office of said County.

Restrictive Covenants of record in Deed Book 3646, Page 551, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2008 Forrest Green Drive, Nashville, TN 37216.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 12th day of July, 2005.

Gregory Mitchell

Erica P. Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gregory Mitchell, and Wife, Erica P. Mitchell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2005.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

250601139