WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard E. Shockley	American Home Mortgage Acceptance, Inc.	119-04-23
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 07/28/05 12:43 2 pgs Fees:13.00 Taxes:503.20
295 Browning Road	538 Broadhollow Road	
(ADDRESS)	(ADDRESS)	20050728-0088353
Nashville, TN 37211	Melville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Elbert T. Rawls Jr. , a widower

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

Howard E. Shockley and wife, Joan Shockley,

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. 96 on the Plan of Glencliff Estates, Section 5, as of record in Book 2133, Page 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 96 fronts 95 feet on the northerly side of Browning Road and extends back 200.4 feet on the easterly line and 216 feet on the westerly line to a dead line measuring 63 feet thereon.

BEING the same property conveyed to Elbert T. Rawls, Jr. and wife, Claudia W. Rawls, by Quitclaim Deed of record in Book 8307, Page 251, Register's Office for Davidson County, Tennessee. Claudia W. Rawls predeceased Elbert T. Rawls on 5-4-02 as evidenced by a Certificate of Death on file with the Office of Vital Records for the State of Tennessee.
This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 295 Browning Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hands this 25th day of July, 2005.

Elbert T. Rawls Jr.

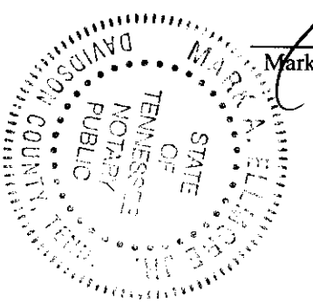
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2005.

Commission expires: November 25, 2006



Mark A. Ellmore, Jr. Notary Public