BOOK 15

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

Davidson County DEEDWARR
Recvd: 07/28/05 15:46 2 pgs
Fees:13.00 Taxes:314.50
20050728-0088590

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Robert F. Spann
Affiant

Sworn to and subscribed before me this 26th day of July, 2005.

Lee E. Cranford
NOTARY PUBLIC

My Commission Expires: 1/26/2008

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS - NEW OWNER
Gwen Shamblin
105 WADE AVENUE
NASHVILLE, TN 37215

SEND TAX BILLS TO:
AMERICAN HOME MORTGAGE
P.O. BOX 660029
DALLAS, TX 75266

MAP/PARCEL NUMBER:
Map 105-9
Parcel 457

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peggy Mathes, Administratrix of the Estate of Rosa Matthews, deceased**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Gwen Shamblin,** hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plan of Section Ninety-Three, Edgehill Estates, as of record in Book 4715, page 176, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Rosa Matthews, unmarried, by deed from The Nashville Housing Authority, of record in Book 6744, page 296, Register's Office for Davidson County, Tennessee, the said Rosa Matthews having since died intestate, and Peggy Mathes having been appointed Administratrix of said estate and authorized to sell the above-described property by order of the Probate Court for Davidson County, Tennessee, of record in Minute Book 5759, page 1769302, said Probate Clerk's Office and also of record in Instrument No. 20050722-0088588 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4220, page 723, and Book 6236, page 263, and to all matters of record in Book 4715, page 176, said Register's Office

This is improved property known as 1005 Wade Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself only in the capacity as Administratrix, my assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 22 day of July -, 2005.

Peggy D. Mathes

PEGGY MATHES, Administratrix of
the Estate of Rosa Matthews, deceased

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, **Peggy Mathes, Administratrix of the Estate of Rosa Matthews, deceased**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of July, 2005.

Robert P. Agee

NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 5-28-06