THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24496-07-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $985,000.00. Affiant Subscribed and sworn to before me this 1st day of August, 2005. Notary Public My Commission Expires:

GEORGE L. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William V. B. Webb Nancy G. Webb 212 Jackson Boulevard Nashville, TN 37205	NEW OWNER	Map No.116.10-0 Parcel No. 036.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Terrance Shea and wife, Patricia L. Glaser Shea**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William V. B. Webb and wife, Nancy G. Webb** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 212 Jackson Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of August, 2005.

John Terrance Shea by Patricia L. Glaser Shea as Attorney-In-Fact

Patricia L. Glaser Shea

Davidson County DEEDWARR
Recvd: 08/05/05 14:10 2 pgs
Fees:13.00 Taxes:3644.50
20050805-0092629

GEORGE L. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia L. Glaser Shea**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2005.

My Commission Expires JULY 19, 2008

Notary Public

My Commission Expires:

GEORGE L. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Patricia L. Glaser Shea, 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 on behalf of John Terrance Shea as his Attorney-In-Fact, as the free and and deed of the within named John Terrance Shea.

Witness my hand, at office, this 1st day of August, 2005.

My Commission Expires:

My Commission Expires JULY 19, 2008

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 87 1/2 feet front of Lot No. 6 on the Map of Johnson Bransford Subdivision of part of Lots Nos. 1, 2, and 44 in Deer Park, Belle Meade, of record in Book 421, page 115, Register's Office for said County, described as follows:

Beginning on the northerly margin of Jackson Boulevard at a point 12 1/2 feet west of the corner of Lots Nos. 6 and 7; said point being the southwest corner of the property conveyed to M. B. Howell and wife by deed from S.E. Harwell, et. al. of record in Book 871, page 68, said Register's Office; thence with the northerly margin of said Boulevard eastwardly 87 1/2 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots northwardly 339.5 feet, more or less, to the northerly line of said Lot No. 6; thence with said line eastwardly 101 feet to the corner of Lots Nos 6 and 7; thence with the line between said two lots southwardly 115 feet to the northeast corner of said Howell property; thence with the northerly line of same westwardly 12 1/2 feet to said Howell's northwest corner; thence with the westerly line of said southwardly 215 feet, more or less, to the beginning.

Being the same property conveyed to John Terrence Shea and Patricia L. Glaser as Tenants in Common by deed dated December 11, 1995 from Susan Rhodes Berry and husband, James I. Vance Berry of record in Book 9886, page 235, Register's Office for Davidson County, Tennessee. The parties having since married and Patricia L. Glaser now being known as Patricia L. Glaser Shea.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 115, Register's Office for Davidson County, Tennessee.