This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael D. Shaw
5308 Barton Vale Ct.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 08/05/05 15:46 2 pgs
Fees:13.00 Taxes:418.10



20050805-0092791

MAP	**172-6**
GROUP	**A**
PARCEL	**25.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donald H. Denton and wife, Dolores A. Denton,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Michael D. Shaw and wife, Janette F. Shaw**, 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. 35 of Final Plat of Mountain View Subdivision, Section 1, Revision One, of record in Book 9700, page 562, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Donald H. Denton and wife, Delores A. Denton by deed from Lynn D. Cunningham and wife Evelyn M. Koenig of record in Instrument no. 20020416-0046676, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **unimproved** property known as **8135 Cloverland Dr., Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 15 day of **July, 2005.**

Donald H. Denton

Donald H. Denton

Dolores A. Denton

Dolores A. Denton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donald H. Denton and wife, Dolores A. Denton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of July, 2005.

M. L. Nickell

NOTARY PUBLIC

M. L. NICKELL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-14-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $113,000.00.

Michael D. Thomas

AFFIANT

Subscribed and sworn to before me on this 3rd day of August, 2005.

M. L. Nickell

NOTARY PUBLIC

My Commission Expires: 8-14-05