Davidson County DEEDWARR
Recvd: 08/26/05 09:59 2 pgs
Fees:13.00 Taxes:501.35

20050826-0102238

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

LUTHER P. RAMSEY, III
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is $135,500.00

Affiant

Subscribed and sworn to before me, this ~~20th~~ 19 day of August, 2005.

Notary Public
My commission expires: ~~02/22/08~~ 9/23/07

03-0508-32990

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ryan Rayborn	NEW OWNER	072-04-0 205.00
1424 Ardee Avenue		
Nashville TN 37216		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jody R. Shaw and wife, Ashley S. Bennett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan Rayborn, hereinafter called the Grantees, their successors 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. 1, on the Plan of The Map of a Resubdivision of part of Country Club Estates, of record in Book 3424, Page 126, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jody R. Shaw and wife, Ashley S. Bennett by deed from Edward F. Hantel and wife, Gail L. Baker Hantel, dated May 22, 2003, of record in Instrument No. 20030603-0075697, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1424 Ardee Avenue, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of August, 2005.

Jody R. Shaw

Ashley S. Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jody R. Shaw and Ashley S. Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of August, 2005.

~~Diane K. Mann~~ DEBORAH K. DEVINE
State of Tennessee at Large

My Commission expires ~~02/22/09~~
11/22/08

