This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Mark G. Shipsey
309 Morton Avenue
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
ABN AMRO Mortgage Group, Inc.
2600 W. Big Beaver Rd.
Troy, MI 48084

Davidson County DEEDWARR
Recvd: 08/31/05 15:35 2 pgs
Fees:13.00 Taxes:547.60
20050831-0104650

MAP	**119**
GROUP	**14-O**
PARCEL	**220.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kelley Cole Lewis, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Mark G. Shipsey**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot Number 16 and the Westerly 9 feet of Lot Number 17, on the Plan of Pleasant View Subdivision of Mrs. McCombs Property, Nolensville Road, of record in Book 421, page 134, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Kelley Cole Lewis, married by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, DC of record in Instrument no. 20050211-0015787, 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 **improved** property known as **309 Morton Avenue, 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 GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

Scott Lewis, spouse of Kelley Cole Lewis, joins in this conveyance to transfer any right, title or interest he may have in subject property.

WITNESS my hand this the **19th** day of **August, 2005.**

Kelley Cole Lewis

Kelley Cole Lewis

Ronald Scott Lewis by Kelley Cole Lewis Attorney-in-fact

Scott Lewis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kelley Cole Lewis** ~~and Scott Lewis~~**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained. **by signing her name individually and the name of Ronald Scott Lewis as his free act and deed as his attorney in fact.

WITNESS my hand and official seal this 19th day of August, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $148,000.00.

AFFIANT

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

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009