BOX 13
10432

LaTrece McAdoo
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED
LARGE

My Commission Expires MAY 28, 2009

G-PHE-05-609

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter S. Hawes	Peter S. Hawes	
609 South 12th Street (ADDRESS)	4004 Ivy Drive (ADDRESS)	94-1-66.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHIELDS RENTALS, L.P., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PETER S. HAWES, hereinafter called the Grantee(s), their heirs and assigns, that 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. 45 IN PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO NASHVILLE, PLAN OF RECORD IN BOOK 57, PAGE 81, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 45 FRONTS 60 FEET ON THE EASTERLY SIDE OF 12TH STREET AND RUNS BACK BETWEEN PARALLEL LINES, 161 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SHIELDS RENTALS, L.P. BY QUITCLAIM DEED FROM MAXINE H. SHIELDS, TRUSTEE OF THE MAXINE H. SHIELDS REVOCABLE LIVING TRUST AGREEMENT, DATED JULY 16, 1993, RECORDED ON THE 22ND DAY OF JANUARY, 1997 IN DEED BOOK 10326, PAGE 338, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 609 South 12th Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 12th day of September, 2005.

Shields Rentals, L.P.

BY: Maxine H. Shields
Maxine H. Shields, Trustee of the Maxine H. Shields Revocable Living Trust Agreement dated 7/16/93
TITLE: General Partner

Davidson County DEEDWARR
Recvd: 09/19/05 16:05 2 pgs
Fees:13.00 Taxes:462.50
20050919-0112580

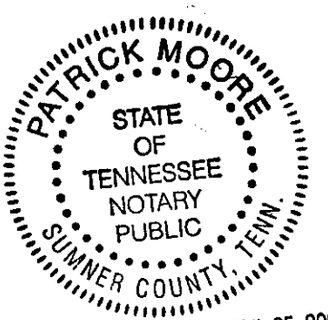
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maxine H. Shields, Trustee of the Maxine H. Shields Revocable Living Trust Agreement dated 7/16/93 ,with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the General Partner of Shields Rentals, L.P., a Tennessee limited partnership, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 12th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903