WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/05 12:55 2 pgs
Fees:13.00 Taxes:240.50
20050922-0113882

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$65,000.00.**

Affiant

Subscribed and sworn to before me this 8th day of Sept. 2005.

Notary Public
My Commission expires 2/22/06
(Affix Seal)

ANDREW H. MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shannon Rose	SAME	083-01-0-373.00
1109 Granada Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Heirs-at-Law of Stephanie Shrum**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shannon Rose, an unmarried person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 38 on the plan of J.B. Hancock's East End Addition, of record in Book 57, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephanie Shrum, by deed from Howard B. Goodman aka Baker Goodman and wife, Cathy C. Goodman, on December 29, 2003, of record in Instrument Number 20040105-0001524, Register's Office for Davidson County, Tennessee. The said Stephanie Shrum having since died on February 14, 2005, leaving the said property to James Shrum, Andrew J. Schmitz, and Jonathan Shrum, her Heirs-at-Law.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 083-01-0-373.00.
- Subject to all matters as shown on the Plan of record in Book 57, page 133, Register's Office Davidson County, Tennessee.

This is improved property known as: **1109 Granada Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 8, 2005.

The Heirs-at-Law of Stephanie Shrum

BY: _____
James Shrum

BY: _____
Andrew J. Schmitz

BY: _____
Jonathan Shrum

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Shrum and Andrew J. Schmitz,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 8, 2005

My commission expires: 2/8/06

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jonathan **Shrum,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 8, 2005

My commission expires: 2/8/06

Notary Public