03 OWNERS REQUEST NON-PUBLISH

Realty Title 48-A

WARRANTY DEED

Deborah K. Devine State of Tennessee Notary Public Davidson County

Davidson County DEEDWARR
Recvd: 09/26/05 14:44 2 pgs
Fees:13.00 Taxes:939.80

20050926-0115503

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2005

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody R. Shaw and Ashley S. Bennett (NAME)	INDYMAC BANK (NAME)	MAP 42-16
214 Donna Drive (ADDRESS)	P.O. Box 78826 (ADDRESS)	PARCEL 119
Madison, TN 37115 (CITY) (STATE) (ZIP)	PHOENIX, AZ 85062-8826 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Melissa Wall, formerly known as Melissa Wall Clouse, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jody R. Shaw and Ashley S. Bennett

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. 13 on the Map of Blair Heights, Section IV, as of record in Book 2331, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melissa Wall Clouse, Trustee by Warranty Deed from Sarah Jean Irwin of record in Book 4879, Page 61, and by Quitclaim Deed from Tony Clouse of record in Book 11494, Page 794, Register's Office for Davidson County, Tennessee. Melissa Wall Clouse is now known as Melissa Wall.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2005 AND SUBSEQUENT YEARS; further subject to restrictive covenants of record in Book 2447, Page 291, Register's Office for Davidson County, Tennessee, and further subject to the Plan of Blair Heights, Section IV, as of record in Book 2331, Page 60, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.

unimproved ( )
This is improved (X) property, known as 214 Donna Drive, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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

Melissa Wall f/k/a Melissa Wall Clouse
Melissa Wall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Wall

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 29th day of August, 2005.

Commission expires 3-26-06

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY