NAME AND ADDRESS OF NEW OWNER:
Sabrina Y. Shoulder
5300 Bell Crest Drive
Antioch, Tennessee 37013

THIS INSTRUMENT PREPARED BY:
George H. White, P.C.
Attorney at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map No. 43-13
Parcel 05000

Davidson County DEEDWARR
Recvd: 11/18/05 11:51 2 pgs
Fees:13.00 Taxes:55.50
20051118-0139582

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Alexander Quarles** and wife, **Stacy Quarles**, have this day bargained and sold and does hereby transfer and convey unto **Sabrina Y. Shoulders**, married, her heir heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 28 of Block "B" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, of the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 28 fronts 25 feet on the southerly side of Old Hickory Boulevard and runs back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to Alexander Quarles and wife, Stacy Quarles, by deed of record at Instrument No. 20020104-0001581, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 212 East Old Hickory Boulevard, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

The undersigned covenant with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2005 real property taxes, which taxes are being prorated between the parties herein, with the grantor to pay said taxes when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 17th day of November, 2005.

Alexander Quarles

Stacy Quarles

STATE OF TENNESSEE)
ss.
COUNTY OF Rutherford)

On this the 17th day of November, 2005, before me personally appeared Alexander Quarles to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing Warranty Deed, and acknowledged that he executed the same as his free act and deed.

17th WITNESS MY HAND and official seal at office in M'boro, Tennessee, on the 17th day of November, 2005.

Angie H. White
Notary Public

My Commission expires: 2/20/06

STATE OF TENNESSEE)
ss.
COUNTY OF ~~DAVIDSON~~ RUTHERFORD)

On this the 17th day of November, 2005, before me personally appeared Stacy Quarles to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing Warranty Deed, and acknowledged that she executed the same as her free act and deed.

17th WITNESS MY HAND and official seal at office in M'boro, Tennessee, on the 17th day of November, 2005.

Angie H. White
Notary Public

My Commission expires: 2/20/06

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$15,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Sabrina Y Sholders
Affiant

Sworn to and subscribed before me on this 17th day of November, 2005.

Angie H. White
Notary Public

My commission expires: 2/20/06