# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,650.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-BOA-05-0510

**THIS INSTRUMENT WAS PREPARED BY**
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jonathan D. Grubb | Bank of America | |
| 510 Cottonwood Drive (ADDRESS) | 900 W. Trade Street (ADDRESS) | 96.06-214.00 |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | Charlotte, NC 28255 (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 HEATHER A. SHIMKO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN D. GRUBB,* 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:

*and wife, Sara M. Grubb

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Cloverhill, Section IV or record in Plat Book 2133, Page 62, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Heather A. Shimko by Warranty Deed dated March 31, 2003, filed for record on April 23, 2003 in Instrument No. 20030423-0054552, Register's Office for 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 510 Cottonwood Drive, Nashville, Tennessee 37214
(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 30th day of December, 2005.

Heather A. Shimko

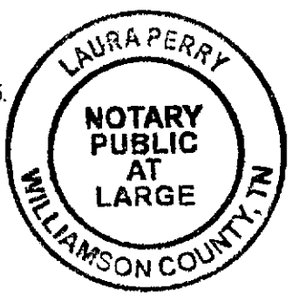
Davidson County DEEDWARR
Recvd: 01/06/06 09:43 2 pgs
Fees:13.00 Taxes:342.81

20060106-0002095

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of December, 2005, before me personally appeared Heather A. Shimko to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of December, 2005.




Notary Public

My Commission Expires: 12/09/07

(SEAL)

**RETURN TO:**

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959