Box 56 Record 1st

Prepared by:

Steltemeier and Westbrook, Attorneys
P.O. Box 150349
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,900.00 .

Affiant

Subscribed and sworn to before me this 13th day of January 2006.

Notary Public
My Commission Expires 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 01/25/06 14:19 2 pgs
Fees:13.00 Taxes:650.83
20060125-0009610

06-0024

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Passons	SunTrust Mortgage, Inc.	105-09
1005 Wade Avenue	201 4th Ave., 7th Floor	457.00
Nashville, TN 37203	Nashville, TN 37219	

WARRANTY DEED

For and in 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 **Gwen Shamblin, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Passons**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 3 on the plan of Section Ninety-three, Edgehill Estates, of record in Book 4715, page 176, said Register's Office.

Being the same property conveyed to Gwen Shamblin by deed from Peggy Mathes, Administratrix of the Estate of Rosa Matthews, deceased, of record in Instrument No. 20050728-0088590, said Register's Office.

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

David Shamblin, husband of Gwen Shamblin, hereby joins in the execution of this instrument to convey any interest he may have in subject property by virtue of his marriage or otherwise.

This is improved property located at **1005 Wade Avenue, Nashville, TN 37203.**

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 our hands this _____ day of January 2006.

Gwen Shamblin by Brandon Hannah, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20050728-0088592, Register's Office for Davidson County, Tennessee.

David Shamblin by Brandon Hannah Attorney-in-Fact, pursuant to a Power of Attorney of record in Instrument No. 20050728-0088591, Register's Office for Davidson County, Tennessee.

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 **Gwen Shamblin and David Shamblin**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January 2006.

Notary Public

My Commission Expires: 01/26/08

State of Tennessee
County of Davidson

Before me, a Notary Public of said State and County aforesaid personally appeared Brandon Hannah, to me known to (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gwen Shamblin and David Shamblin, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Gwen Shamblin and David Shamblin.

Witness my hand and seal at office this 13th day of January, 2006.

My Commission Expires: January 26, 2008.

Notary Public

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE