This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
W. Keith Shackleford
1507 Sugarwood Drive
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
BancorpSouth
5217 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/01/06 13:49 2 pg:
Fees:13.00 Taxes:851.00
20060201-0012579

MAP **104-8**
GROUP
PARCEL **373**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Lee,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **W. Keith Shackleford, unmarried**, hereinafter called the "GRANTEE", his 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 the northerly 55 feet of Lot No. 53 in O.B. Mayos plan of large lots called Rokeby, as of record in Book 21, page 87, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said part of said Lot No. 52 fronts 55 feet on the westerly side of Villa Place and extends back between parallel lines along the southerly line of Lot No. 48, 150 feet, more or less, to an alley.

Being the same property conveyed to Robert Lee by deed from GRP/AG REO 2005-1, LLC of record in Instrument No. 20060201-0012578, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **1603 Villa Place, Nashville, Tennessee 37212.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **27th** day of **January, 2006.**

Robert Lee

Libbi McCullough Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Lee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of January, 2006.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of January, 2006.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009