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6SRM

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/02/06 14:00 2 pgs
Fees:13.00 Taxes:357.05
20060202-0013153

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $96,500.00

Linda J. Ray
Affiant

Subscribed and sworn to before me this 31st day of January, 2006.

Notary Public
My commission expires:

ERLENE LEE HAMLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

02-0601-44523

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jerilyn Shea Evans<br>5302 Edmondson Pike<br>Nashville TN 37211 | Same as owner | My Commission Expires JAN. 27, 2007<br>Map 161-01-0-A-077.00CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James R. Grover, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jerilyn Shea Evans, hereinafter called the Grantees, their successors 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 Unit No. 5302 on the Plan of Danbury, shown as Exhibit C to Master Deed of record in Book 6612, Page 75, Register's Office for said County, to which reference is hereby made for a more complete description together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in said Master Deed.

Being the same property conveyed to James R. Grover, unmarried, by deed from Alexei Rojanets and wife, Beth Rojanets, dated 8-29-97, of record in Book 10595, Page 970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5302 Edmondson Pike, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of January, 2006.

James R. Grover

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James R. Grover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of January, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09