Davidson County DEEDWARR
Recvd: 03/08/06 08:57 2 pgs
Fees:13.00 Taxes:314.50

20060308-0026683

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Jonathan Seaman
Affiant

Subscribed and sworn to before me, this 3rd day of March, 2006.

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jonathan A. Seaman and Barbara Shoemake 3819 Baxter Avenue Nashville, TN 37216	New Owner	61-15-292

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The James E. Shoemake and Faye W. Shoemake Revocable Living Trust, James E. Shoemake and Faye W. Shoemake, Trustee**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jonathan A. Seaman and wife, Barbara Shoemake**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 41 in the Subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office of Davidson County, Tennessee.

SAID Lot No. 41 Fronts 100 feet on the Westerly side of Baxter Street and runs back between parallel line 225 feet to a dead line.

BEING the same property conveyed to The James E. Shoemake & Faye W. Shoemake Revocable Living Trust, James E Shoemake & Faye W. Shoemake, Trustees, by Quitclaim Deed from James E. Shoemake & Faye W. Shoemake, dated April 24, 2000, recorded May 24, 2000, of record in Instrument Number 20000524-0051927, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3819 Baxter Avenue, Nashville, TN 37216

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 3rd day of March, 2006.

James E. Shoemake, Trustee
James E. Shoemake, Trustee

Faye W. Shoemake-Trustee
Faye W. Shoemake, Trustee

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **James E. Shoemake, Trustee and Faye W. Shoemake, Trustee**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of March, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075