Davidson County DEEDWARR
Recvd: 03/08/06 09:08 3 pgs
Fees:18.00 Taxes:780.70
20060308-0026696

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

# WARRANTY DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Aubrey B. Harwell, Jr., Trustee<br>150 Fourth Avenue, North<br>Suite 2000<br>Nashville, TN 37219 | SAME | Map 146-7<br>Parcel 71 |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Shafer and wife, Karen Shafer, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Aubrey B. Harwell, Jr., Trustee, with full power to sell, transfer or convey, without the joinder of any beneficiary, the GRANTEE herein, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee being Lot 96 on the Map of Section One, Revised Creive Hall Estates, as of record in Book 1835, Pages 122, 123 & 124, Register's Office for said County.
>
> Said Lot No. 96 fronts 100 feet on the north side of Barrywood Drive and runs back between lines, 287.9 feet on the west line and 305.3 feet on the east line to a dead line in the rear on which it measures 129 feet.
>
> BEING the same property conveyed to John Shafer and Karen Adair, by deed recorded at Instrument No. 20010501-0043548, Register's Office for said County. Pursuant to Quitclaim Deed recorded at Instrument No. 20050503-0049505, Register's Office for Davidson County, Tennessee, subject property was conveyed to John Shafer, and wife Karen Shafer.
>
> This is improved property known as 624 Barrywood Drive, Nashville, Tennessee 37220.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

1. Davidson County real property taxes for the year 2006, which have been prorated between the parties.

2. All matters shown on Plat recorded in Book 1835, pages 122, 123, and 124, said Register's Office.

3. Easements as contained in Book 2046, page 88, said Register's Office. (Note: Restrictions have expired)

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

Whenever 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 7th day of March, 2006.

JOHN SHAFER

KAREN SHAFER

**ACKNOWLEDGMENTS**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public in and for said County and State, John Shafer and wife, Karen Shafer, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 7th day of March, 2006.

Notary Public

My Commission Expires:
9/22/07

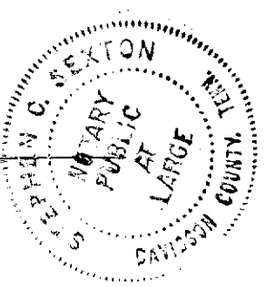
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value whichever is greater, for this transfer is $211,000.00.

Affiant

Sworn to and subscribed before me this 7th day of March, 2006.

Notary Public




My Commission Expires:

9/22/07