WARRANTY DEED

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2006

Notary Public: Ester Baldwin

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gary N. Shanes	New Owner	Map 062
2604 Crealewood Dr.		Group 11.00
Nashville, TN 37214		Parcel 15.00

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

Kathy E. Wilee and Sheri L. Waggoner and Jerry M. Woodall and Gary M. Woodall

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Gary N. Shanes and wife, Kathleen Shanes,
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 133, on the Plan of Section 3, Sutherland Heights, of record in Book 2663, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fronts 184.85 feet on the south side of Crealewood Drive and runs back 190 feet on the east line and 179.94 feet on the west line, to a dead line in the rear on which it measures 237.4 feet.

Being the same property conveyed to Kathy E. Wilee, Sheri L. Waggoner, Jerry M. Woodall, and Gary M. Woodall, a one-fourth (1/4) undivided interest, with the remainder to Eunice Woodall, retaining a life estate, of record in Instrument 20006130059846, said Register's Office. The said Eunice Woodall now being deceased.

This conveyance is subject to Restrictions of record in Book 2877, Page 253; Book 2879, Page 3; and Book 2859, Page 57, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 117, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2604 Crealewood Dr., Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 03/17/06 11:02 2 pgs
Fees:13.00 Taxes:647.50
20060317-0031011

Sumner Title + Escrow
Hendersonville

Witness our hands this 10th day of March, 2006.

Kathy E. Wilee

Sheri L. Waggoner

Jerry M. Woodall

Gary M. Woodall

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 Kathy E. Wilee, Sheri L. Waggoner, Jerry M. Woodall and Gary M. Woodall, 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 official seal at Nashville, Tennessee, this 10th day of March, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075