WARRANTY DEED

RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

Davidson County DEEDWARR
Recvd: 04/05/06 10:36 2 pgs
Fees:13.00 Taxes:301.25

20060405-0038898

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,419.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2006

Notary Public

MY COMMISSION EXPIRES: 9-16-07 (AFFIX SEAL)

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY

, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Cadwallader	**GMAC** Mortgage Corporation	Map 149-9
(NAME)	(NAME)	
4720 Miners Cove	PO Box 4025	Parcel 214
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Coraopolis, PA 15108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, William Pete Shaw, Sr. and Ann Shaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Cadwallader and wife, Natasha A. Cadwallader

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:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Terragon Trails, Section III, of record in Book 5050, Page 43, Register's Office for said County.

Said Lot No. 174 fronts 67 feet on the southwesterly side of Miners Cove and extends back 125.64 feet on the northwesterly line and 132.32 feet on the southeasterly line to a dead line in the rear, which is a broken line measuring 67.48 feet thereon.

Being the same property conveyed to Ann Shaw by deed from William P. Shaw, Jr., of record in Book 5763, Page 808, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Gay Lisa Levine, Trustee by Quitclaim Deed from Ann Shaw, unmarried and within same Quitclaim Deed the said Gay Lisa Levine, Trustee conveyed all her right title and interest in and to subject property to William Pete Shaw, Sr. which Quitclaim Deed is recorded in Book 8574, Page 380, Register's Office for Davidson County, Tennessee and in which Quitclaim Deed the said Ann Shaw retained an estate for life.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2006 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 5116, BOOK 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDINGS SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF TERRAGON TRAILS, SECTION III, OF RECORD IN BOOK 5050, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY.

unimproved ( )
This is improved (X) property, known as 4720 Miners Cove, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hand s this 31st day of March, 2006

William P Shaw Sr.
William Pete Shaw, Sr.

Ann F Shaw
Ann Shaw

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 William Pete Shaw, Sr. and Ann Shaw

the bargainor s, 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 Madison, Tennessee, this 31st day of March, 2006.

Commission expires 3-20-2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY