Davidson County DEEDWARR
Recvd: 05/03/06 10:04 2 pgs
Fees:13.00 Taxes:691.53

20060503-0050991

THIS INSTRUMENT PREPARED BY:
Mooreland Title Company, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $186,900.00

AFFIANT

Subscribed and sworn to before me, this 1 day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 3-28-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 28, 2010

Address New Owners as Follows: Damien W. Shoemake
3001 Harbor Lights Drive
Nashville, TN 37217

Send Tax Bills To: Chase Bank USA, N. A.
P. O. Box 81507
Atlanta, GA 30366

Map-Parcel Number: Map 136-05-0 A 70.CO

WARRANTY DEED

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, **Hugh W. Entrekin, Trustee**, with full power to mortgage, transfer and convey without the necessity of the joinder of any beneficiary ("Grantor") does hereby bargain, sell, transfer and convey unto **Damien W. Shoemake** ("Grantee") his heirs and assigns, all his right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 75 on the Plan of Bayview Estates, Phase Two, a Planned Unit Development of record in Instrument No. 20000609-0057633 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hugh W. Entrekin, Trustee by warranty deed from NVR Inc., a Virginia Corporation, T/A Fox Ridge Homes, of record in Instrument No.200107**30**-0080647, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1. Taxes for the year 2006 and subsequent years, a lien which are not yet due and payable.
2. All matters appearing on the plan of record in Instrument No.20000609-0057633, Register's Office for Davidson County, Tennessee.
3. Charter for The Homeowners Association of record in Instrument No.20040209-0015578, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions for Bayview Estates, of record in Book 10323, Page 55 and as amended in Book 11019, Page 911; Book 11251, Page 126; Book 11271, Page 163 and in Instrument No. 20020104-001403, Registers Office for Davidson County, Tennessee,
5. BYLAWS of Bayview Estates Homeowners Association, Inc., of record in Book 10323, page 86, Register's Office for Davidson County, Tennessee.
6. Landscape Agreements of record in Book 10339, Page 233 and in Book 10339, Page 293, Register's Office for Davidson County, Tennessee.
7.Sewer Easements of record in Book7830, Page 233 and in Book 10085, Page 576, Register's Office for Davidson County, Tennessee.
8. Bell South Easement of record in Book 11762, Page 271 and Easements of record in Book 3708, Page 237, Register's Office for Davidson County, Tennessee.

9. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property, known as 3001 Harbor Lights Drive, Nashville, TN 37217, Lot 75, Bayview Estates, Phase Two, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Damien W. Shoemake, his heirs and assigns, forever.

AND Hugh W. Entrekin, Trustee, does covenant with the said Damien W. Shoemake, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters listed herein to which this conveyance is subject.

AND Hugh W. Entrekin, Trustee does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said Damien W. Shoemake, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 1st day of May, 2006.

BY: Hugh W. Entrekin Trustee
Hugh W. Entrekin, Trustee, with full power to mortgage, transfer and convey without the necessity of the joinder of any beneficiary

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Hugh W. Entrekin, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Trustee and the within named bargainor, and that he as such Trustee and being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as such Trustee.

Witness my hand, at Nashville, Tennessee, this 1st day of May, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-20-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010