03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $226,500.00

Affiant

Subscribed and sworn to before me this 2nd day of May, 2006.

Notary Public
My commission expires: 02/22/09

DIANE K. MAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/08/06 08:33 2 pgs
Fees:13.00 Taxes:838.05
20060508-0052942

Address of New Owner:	Send Tax Bills to:	Tax-Information
Judith Speer 1553 Harding Place Nashville, TN 37215	New Owner	083-14-0-301.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ben P. Shields, Jr., General Partner of Shields Rentals, L.P., and Ben P. Shields, Jr., Trustee of the Ben P. Shields, Jr. Revocable Living Trust Agrement dated July 8, 1993**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Judith Speer**, hereinafter called the Grantee, her successors 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 part of Lot No.103, on the Map of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office for said County.

Beginning at a point on the northerly margin of Shelby Avenue at the corner of Lot Nos. 102 and 103; thence with the line between said lots, northerly 95 feet to a point; thence westerly 25 feet to a point; thence 55 feet to the south margin of an alley; thence with the margin of the same, westerly 25 feet to the corner of Lot Nos. 103 and 104; thence with the line between said lots, southerly 150 feet to the north margin of Shelby Avenue; thence with the margin of the same, easterly 50 feet to the beginning.

Being the same property conveyed to Shields Rentals, L.P. by quitclaim deed from Maxine H. Shields, Trustee of the Maxine H. Shields Revocable Living Trust Agreement, dated July 16, 1993, dated December 31, 1996, of record in Book 10326, Page 334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1625 Shelby Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 my hand this 2nd day of May, 2006.

Shields Rentals, L.P.

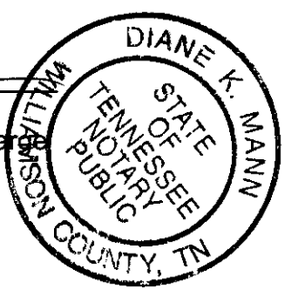
By: _____
Ben P. Shields, Jr., General Partner, and
Ben P. Shields, Jr., Trustee of the Ben P.
Shields Revocable Living Trust
Agreement dated July 8, 1993

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ben P. Shields, Jr., Trustee of the Ben P. Shields Revocable Living Trust Agreement dated July 8, 1993 , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 2nd day of May, 2006.

_____
Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09