Davidson County DEEDWARR
Recvd: 05/18/06 09:59 2 pgs
Fees:13.00 Taxes:240.50

20060518-0058291

WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-CBB-0K8-7525

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Shannon	New Owner (NAME)	
7525 Oakhaven Court (ADDRESS)	410 Glenaamy Dr. (ADDRESS)	114-07 16.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville TN 37217 (CITY) (STATE) (ZIP)	Jeffrey Fry

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ~~JEFFERY FRY~~, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HAROLD SHANNON AND WIFE, VERNEIDA SHANNON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 16, OAKHAVEN SUBDIVISION, SECTION 3, as shown on plat of record in Plat Book 9700, Page 950, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Fry by Warranty Deed from Eric Crafton and Wayne Crafton, recorded on the 15th day of October, 1999 in Deed Book 11705, Page 358, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 9700, page 950 and Book 10353, page 678 and amended in Instrument No. 20020130-0013213, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 7525 Oakhaven Court, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 5th day of May, 2006.

Jeffrey Fry by Laura Mitchell, attorney-in-fact

Jeffrey

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of May, 2006, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ~~Jeffery~~ Fry and who acknowledged he/she/they executed the same as the free act and deed of the said ~~Jeffery~~ Fry.

Jeffrey Jeffrey

Witness my hand and official seal, this the 5th day of May, 2006.

Notary Public

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7-29-06

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212