This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sarah C. Shanks
2752 Call Hill Rd.
Nashville, Tennessee 37211

SEND TAX BILL TO:
New Owner

MORTGAGEE:

MAP	**172-12**
GROUP	**B**
PARCEL	**17**

Davidson County DEEDWARR
Recvd: 06/19/06 11:26 2 pgs
Fees:13.00 Taxes:838.05
20060619-0072777

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Drummond Thornton, II and wife, Ginny Lynn Thornton,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Sarah C. Shanks**, hereinafter called the "GRANTEE", her 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. 490 on the Plan of Section Seven, Bradford Hills, of record in Plat Book 7900, pages 337-338, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert Drummond Thornton, II and wife, Ginny Lynn Thornton by deed from Bernard J. Schott, Jr. And wife, Margaret S. Schott of record in Instrument no. 20030529-0072703, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **2752 Call Hill Rd., Nashville, Tennessee 37211.**

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 our hands this the **15th** day of **June, 2006.**

Robert Drummond Thornton, II, by Ginny Lynn Thornton, as attorney-in-fact

Ginny Lynn Thornton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ginny Lynn Thornton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledges that she is the attorney in fact for her husband, **Robert Drummond Thornton, II** and tha t as said attorney in fact she executed the within Warranty Deed by signing the name of **Robert Drummond Thornton, II** as his free act and deed.

WITNESS my hand and official seal this 15th day of June, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Subscribed and sworn to before me on this 15th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 7-29-06

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