This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 06/20/06 12:31 2 pgs
Fees:13.00 Taxes:773.30
20060620-0073492

ADDRESS NEW OWNER:
J. Curtis Shaw and Desmond Child
509 Tuckaway Court
Nashville, Tennessee 37205

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 129-1
PARCEL 57.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William P. Cunningham, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto J. Curtis Shaw and Desmond Child, hereinafter called the Grantees, as joint tenants with right of survivorship, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 3, on the Map of the Re-Subdivision of Lot 963, West Meade Farms, Section 15, of record in Plat Book 4175, Page 86, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID Lot No. 3 fronts 36.3 feet on the northwest side of Tuickaway Court and extends back 427.6 feet on the northeast line and 295.0 feet on the northwest line to a rear line on which it measures 299.9 feet.
>
> Being the same property conveyed to William P. Cunningham, unmarried, by deed from Cynthia S. Cunningham, of record in INST: 20060120-0007786, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

and such easements and setback lines of record in Plat Book 4175, Page 86; and ingress and egress easement of record in Book 4451, Page 470; Easement for Water Line of record in Book 4511, Page 674, said Register's Office.

Taxes for 2006 have been pro-rated and assumed by grantee.

This is improved property known as 512 Tuckaway Court, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Curtis Shaw and Desmond Child, as joint tenants with right of survivorship, their heirs and assigns, forever; and I, William P. Cunningham, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of June, 2006.

William P. Cunningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William P. Cunningham, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of June, 2006.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 209,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 3/22/2008

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.