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Davidson County DEEDWARR
Recvd: 07/06/06 13:10 2 pgs
Fees:13.00 Taxes:407.00
20060706-0080957

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 $110,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2006.

Notary Public
My commission expires:

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

03-0606-33700

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Phil Speer<br>1003 Chicamauga<br>Nashville, TN 37206 | New Owner | 82-08-0-372 |

## 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 Agreement dated July 8, 1993, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Phil 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 the easterly 45 feet of the southerly 150 feet of Lot 55 on the Plan of Stratton and Seymour's Addition to Nashville, as of record in Book 57, Page 23, Register's Office for Davidson County, Tennessee. Said part of lot fronts 45 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines 150 feet to a dead line on the rear, being 45 feet.

Being the same property conveyed to Shields Rentals, L.P. by quitclaim deed from Ben P. Shields, Sr., Trustee of the Ben P. Shields, Sr. Revocable Living Trust Agreement dated July 16, 1993, of record in Book 10326, Page 348, 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 1003 Chicamauga, 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 ourselves, our 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 23rd day of June, 2006.

Shields Rentals, L.P.

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
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 23rd day of June, 2006.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ben P. Shields, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of Shields Rentals, L.P., and that he is authorized by Shields Rentals, L.P. to execute this instrument on its behalf by himself as such General Partner.

Witness my hand in Nashville, TN, this 23rd day of June, 2006.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires 02/22/09