This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of August, 2006, by and between Kenneth W Hill, an unmarried man, and Shana Sims, an unmarried woman, party of the first part, and James Arthur Shaver Jr, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot. No. 37 on the Plan of Hunter's Run, Section Four of record in Instrument No. 20011207-0135040, Register's Offfice for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Kenneth Hill, a single person and Sana Sima, a single person by virute of that certain Warranty Deed dated March 23, 2004 and recorded at Instrument No. 20040406-0039125 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 10378, Page 110, Book 10482, Page 793, Book 11029, Page 777 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kenneth W Hill

Shana Sims

Davidson County DEEDWARR
Recvd: 08/28/06 15:41 2 pgs
Fees:13.00 Taxes:612.35
20060828-0106294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kenneth W Hill and Shana Sims, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of August, 2006.

Notary Public

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

My Commission Expires: _____

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address: James Arthur Shaver Jr
1916 Streamfield Ct.
Antioch, TN 37013

Tax Parcel No 149-10 0-126.00

Property Address: 1916 Streamfield Court
Antioch, TN 37013

MAIL TAX BILLS TO: OWNER

Firm File #: 20060806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $165,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Nancy Enoch
AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of August, 2006.

Priscilla C. Urbanek
Notary Public

My Commission Expires: May 24, 2

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN