THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 25673N

Davidson County DEEDWARR
Recvd: 09/29/06 12:32 2 pg
Fees:13.00 Taxes:662.30
20060929-0120725

MAP/GROUP/PARCEL: 072-04-0-191.00

NEW OWNER'S NAME AND ADDRESS:
LISBETH SHIVELEY & JASON DUKE
1312 SUNNYMEADE DRIVE
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, CHRISTOPHER M GREUFE, unmarried, hereinafter called Grantor, does hereby transfer and convey unto, LISBETH SHIVELEY, a single woman and JASON DUKE, a single man, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 55 and the westerly 1/2 of Lot No. 56, Block "A", on the Map of Sunnymeade, as shown on plat of record in Plat Book 974, page 56 and 57, in the Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front 75 feet on the southerly side of sunnymeade avenue and runs back between parallel lines 138 feet, more or less, to a dead line.

The subject property is improved property known as 1312 SUNNYMEADE DRIVE, Nashville, TN 37216.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20051027-0129837, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Christopher M. Greufe by Danny Bowman attorney in fact

CHRISTOPHER M GREUFE BY DANNY BOWMAN

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, DANNY BOWMAN, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument on behalf of CHRISTOPHER M GREUFE as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 27th day of September, 2006.

Kate Rosenthal

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $179,000.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of September, 2006.

Kate Rosenthal

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006