THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 25626J

Davidson County DEEDWARR
Recvd: 10/03/06 15:39 2 pgs
Fees:13.00 Taxes:263.20
20061003-0122701

MAP/GROUP/PARCEL: 043-09-0-300.00

NEW OWNER'S NAME AND ADDRESS:
TRAVIS SHOEMAKER
340 THELMA STREET
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SUZANNE POE RIPPETEAU, a single woman, hereinafter called Grantor, does hereby transfer and convey unto, TRAVIS SHOEMAKER, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot Numbers 10 and 11 of Block "M" of Woodlawn Estates, as of record in Book 843, Page 82, Register's office for sad County, to which plan reference is hereby made for a more complete description.

The subject property is improved property known as 340 THELMA STREET, MADISON, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Instrument NO. 20050412-0040297, 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 grantee. Grantor covenants with Grantee that she 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 herself, her 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.

SUZANNE POE RIPPETEAU

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, SUZANNE POE RIPPETEAU, a single woman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 29th day of September, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $71,135.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of September, 2006.

M.U. Brooks
NOTARY PUBLIC
MY COMMISSION EXPIRES: 05/02/09

M.U. BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY