THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075
(615) 822-5700

(FROM INFORMATION PROVIDED BY THE PARTIES)

Davidson County DEEDWARR
Recvd: 10/11/06 08:33 3 pgs
Fees:18.00 Taxes:462.50

20061011-0126047

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel:
KEVIN OPPEWALL and wife, CATHERINE PHILLIPS 1206 Bates Rd. Lebanon, TN 37087	**Same**	064 09 0 109.00

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00),* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **STANLEY I. SHOEMAKER and THERESA IVEY**, hereinafter referred to jointly as "*Grantor*", have this day bargained and sold, and do hereby transfer and convey unto the said **KEVIN OPPEWALL and wife, CATHERINE PHILLIPS OPPEWALL**, hereinafter referred to jointly as "*Grantee*", their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 7 and the southerly 40 feet of Lot No. 8, Block 5, on the Map of Berryville, as of record in Book 421, Page 117, Registers' Office for said County.

Said Lot 7 and part of Lot 8 adjoin and front together 90 feet on the Easterly side of Jones Bend Road, or Hadley Bend Road, now Old Hickory Boulevard, and runs back between parallel lines, 141 feet, more or less, to an alley.

Being the same property conveyed to Stanley I. Shoemaker and Theresa Ivey, by deed dated March 11, 1999 from James O. Oatsvall and wife, Jean Y. Oatsvall, of record in Record Book 11384, page 387, Registers' Office for Davidson County, Tennessee.

This is improved property known as 4204 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

TITLE EXCEPTIONS:

1. City and County property taxes
2. Plan of record in Book 421, page 117, said Register's Office.
3. Easement of record in Book 10689, page 532, said Register's Office.
4. Restrictions of record in said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said **STANLEY I. SHOEMAKER and THERESA IVEY**, thier successors, heirs and assigns forever. The undersigned covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth herein. The undersigned further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said **KEVIN OPPEWALL and wife, CATHERINE PHILLIPS OPPEWALL**, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HAND this 6 day of October, 2006.

Stanley Shoemaker
STANLEY I. SHOEMAKER

Theresa Ivey
THERESA IVEY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $125,000.00.

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

NOTARY PUBLIC

My Comm. Expires: 8-8-07

BETTY WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared STANLEY I. SHOEMAKER and THERESA IVEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained by signing their names hereto.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 6th day of October, 2006.

NOTARY PUBLIC

My Comm. Expires: 05/09/10

Realprop\sircy.oppewall.shoemaker.deed

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY