This space for Register's Office:

Davidson County DEEDWARR
Recvd: 12/01/06 11:54 2 pgs
Fees:13.00 Taxes:270.10
20061201-0148494

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Eric F. Shipley
606 Hadleys Bend
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owners

Map # 063-08-0 121.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, GKB Services hereinafter called the **Grantors**, do hereby convey unto Eric F. Shipley unmarried hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee being Lot Number 4 of Block "Q" on the Map of Hadley Bend City, as of record in Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to GKB Services on July 24, 2006 by Deed of record in Instrument 20060808-0097107 said Register's Office.

Being the same property conveyed to Secretary of Housing and Urban Development on November 5, 2005 by Warranty Deed of record in Instrument 20060407-0010100 said Register's Office.

Being the same property conveyed to Charles Graves on February 20, 2004 by Warranty Deed of record in Instrument 20040224-0020822 said Register's Office.

This is improved property known as 606 Hadley's Blvd Old Hickory, TN 37138

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 17 day of November, 2006.

Greg Boyer as Managing Member for GKB Services

State of Tennessee
County of Coffee

BEFORE ME, the undersigned authority, on this day personally appeared Greg Boyer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be as Managing Member of GKB Services the within named bargainor, a corporation and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Managing Member.

SUBSCRIBED AND SWORN TO BEFORE ME this 17 day of November 2006.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

Notary Public in and for the
State of Tennessee

My Commission Expires: 6-22-08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $73,000.00.

Affiant

Sworn and subscribed before me on 11/17/2006.

Notary Public

My Commission Expires: 6/22/2008.

6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN