Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/12/06 14:49 2 pg:
Fees:13.00 Taxes:199.80
20061212-0153453

39-B
File #06-1485
193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James K. Sheridan and wife, Kimberley C. Sheridan, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Shelly R. Carder, unmarried, and Jamina T. Carder, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in the 5th, formerly the 11th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 78 on the Plan of the resubdivision of Block N. 33 in Charlotte Park Company's Second Addition Extended as of record in Book 2330, page 135, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James K. Sheridan and wife, Kimberley C. Sheridan by deed from Joe Gower and Joe Barnes, Jr., dated December 29, 1995, of record in Book 9911, page 112, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3800 Dakota Avenue, Nashville TN, 37209.

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. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 8th day of December, 2006

James K. Sheridan

Kimberley C. Sheridan

State of Tennessee)
County of Davidson)

On this 8th day of December, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James K. Sheridan and Kimberley C. Sheridan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 54,000.00.

Affiant

Sworn and subscribed before me on this the 8th day of December, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Shelly R. Carder
4100A Colorado Ave
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
092 13 0 248.00