Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $178,500.00

Affiant

Subscribed and sworn to before me, this 30th day of November 2006.

Notary Public
My commission expires: 7-19-08

Davidson County DEEDWARR
Recvd: 12/18/06 14:20 2 pgs
Fees:13.00 Taxes:660.45
20061218-0155738

Address of New Owner:	Send Tax Bills to:	Tax Information
Julia A Boren	5/3 Mortgage	~~161-10-13/8.7~~
5600 Fairhaven Dr	10710 Sikes Place #350	
Nashville TN 37211	Charlotte, NC 28277	MAP 161-10-B-87.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Mark D Shaughnessy, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Julia A Boren, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 278, on the Plan of Villages of Brentwood, Phase 6, as shown on plat of record in Plat Book 6900, page 316, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mark D. Shaughnessy by deed from Deborah Grant (now known as Deborah Galemore) and husband, Robert D. Galemore, in Instrument No. 20021028-0131630, recorded 10/28/2002, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real estate taxes for the year 2007 and subsequent years. RE: Tax Parcel No. 161-10-13/8.7 2) All matters shown on Plat recorded in Book 6900, page 316. 3) Restrictions as contained in Book 6143, page 11 and Book 7207, page 251.

This property is improved property known as 5600 Fairhaven Dr, Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 my hand this 30th day of November, 2006.

Mark D Shaughnessy

Laura Shaughnessy
Who joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark D Shaughnessy, * the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

* AND LAURA SHAUGHNESSY

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of November, 2006.

Notary Public

My Commission expires: 1/27/07

FILE NO: WG1540

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007