Return to:
REALTY TITLE & ESCROW CO. INC
3111 Maryland View, Suite 101
Brentwood, TN 37027

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 45101

**WARRANTY DEED**

Davidson County DEEDWARR
Recvd: 01/19/07 12:47 2 pgs
Fees:13.00 Taxes:684.13
20070119-0007902

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
**$184,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
**18th DAY OF JANUARY, 2007.**

Notary Public

MY COMMISSION EXPIRES: 11-22-2010

MATTHEW CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| **MARTHA THEOBOLD**<br>**105 Eller Court**<br>**Nashville, TN 37221** | New Owner | **141-12-B-77**<br>**9D 79098** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, JAMES L. SHAW, JR., and wife, RHONDA K. SHAW**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTHA THEOBOLD**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Southampton, Phase Four, of record in Book 6250, page 565, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

**Being the same property conveyed to James L. Shaw, Jr., by deed from Andrew L. Powell and wife, Michelle E. Powell, of record in Book 10948, page 935, Register's Office for Davidson County, Tennessee. The said James L. Shaw, Jr., having since married and his wife, Rhonda K. Shaw joins in the conveyance of said property to convey whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.**

**This is improved property known as 105 Eller Court, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 18th day of January, 2007.**

X James L. Shaw, Jr.
**JAMES L. SHAW, JR.**

X Rhonda K. Shaw
**RHONDA K. SHAW**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES L. SHAW and wife, RHONDA K. SHAW, the bargainors, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18th day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010