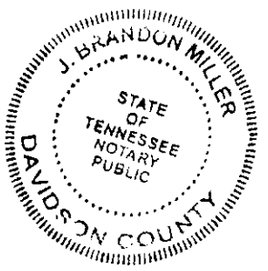
Davidson County DEEDWARR
Recvd: 02/06/07 13:55 2 pgs
Fees:13.00 Taxes:684.50
20070206-0015550

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 185,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of February, 2007.

Notary Public

My commission expires: November 22, 2010.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eddie R. Rhines	Eddie R. Rhines	Map 41-8-37 Parcel 10D 34270
1199 Old Hickory Blvd.	1199 Old Hickory Blvd.	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRENTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELIZABETH B. SHACKELFORD, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDDIE R. RHINES, a married man**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Part of Lot No. 3 on the Map of the lands of K. J. Morris, of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, being Lot No. 13 on the Plan of Hickory Acres Subdivision, Section I, not of record, described according to a survey made by George W. Watkins, Surveyor, July 15, 1952, as follows:

BEGINNING at a point on the southwesterly margin of Old Hickory Boulevard at the northeast corner of Lot No. 14 on the Hickory Acres Plan, said point according to said survey, being also 1766.6 feet, more or less, westerly from the westerly margin of State Highway No. 11; thence with the line between said Lot Nos. 13 and 14, southwesterly 245 feet, more or less, to the common corner of Lot Nos. 12, 13 and 14; thence with the line between said Lot Nos. 12 and 13, northwesterly 200 feet, more or less, to a point on the southeasterly margin of Hickory Drive; thence with the margin of said drive, North 45 deg. 56' East 210 feet, more or less, to the beginning of a curve; thence around said curve in a northeasterly direction 39.39 feet, more or less, to a point on the southwesterly margin of said Blvd.; thence with the margin of said Blvd., South 41 deg. 12' East 145.00 feet, more or less, to the beginning.

Being the same property conveyed to Elizabeth B. Shackelford by Deed from Billy W. Brown and wife, Betty J. Brown, of record in Instrument No. 20060804-0095567, Register's Office for Davidson County, Tennessee, dated 8/3/06. Re-recorded on 20070206-0015547

This conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, a lien now due and payable.

This is improved property known as 1199 Old Hickory Boulevard, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of February, 2007.

Elizabeth B. Shackelford
by Jerry B. Shackelford POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry Shackelford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the attorney-in-fact for Elizabeth B. Shackelford, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his her name as the attorney-in-fact.

Witness my hand and seal this 5th day of February, 2007.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010.

