PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 02/20/07 14:09 2 pg
Fees:13.00 Taxes:1295.00
20070220-0020881

W & I Ref:(db) Title No: 48441
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gerald E. Sheridan Catherine R. Sheridan 1425 Gulf of Mexico Drive, #D101 Longboat Key, Florida 37228	SAME

TAX MAP-PARCEL NUMBERS: 131030A11300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jane S. Hinshaw, Trustee of the Jane S. Hinshaw Qualified Primary Personal Residence Trust,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gerald E. Sheridan and spouse, Catherine R. Sheridan** 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 Davidson County, Tennessee, being Lot No. 113 on the Plan of Arden Place of record in Book 4675, Page 29 Register's Office for said County to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to C. Elton Hinshaw and wife, Jane Simpson Hinshaw by deed from Jane McQuiddy Rainey Longhurst and husband, Robert R. Longhurst, III of record in Book 8377, Page 625 Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10613, Page 215 Register's Office for said County, C. Elton Hinshaw and Jane S. Hinshaw conveyed subject property to Jane S. Hinshaw, by Quitclaim Deed of record in Book 10613, Page 219, said Register's Office, subject property was conveyed to Jane S. Hinshaw, Trustee of the Jane S. Hinshaw Qualified Primary Personal Residence Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, Page 29, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, Page 455 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4400 Belmont Park Terrace, # 113, Nashville, Tennessee 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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 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.

WITNESS THE EXECUTION HEREOF this 15th day of February, 2007.

Jane S. Hinshaw Trustee _____
Jane S. Hinshaw, Trustee

State of TENNESSEE
County of DAVIDSON

On February 15, 2007, before me, the undersigned, personally appeared Jane S. Hinshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Trustee (or other officer authorized to execute this instrument) of the **Jane S. Hinshaw Qualified Primary Personal Residence Trust, Trustee**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

_____
Notary

My Commission Expires JULY 21, 2007

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 $350,000.00

_____
Affiant

Sworn and subscribed before me this the 15th day of February, 2007

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

_____
Notary Public

My Commission Expires JULY 21, 2007