WARRANTY DEED

AT-20070126

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of March, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Boyce Davis, Jr.	SAME	081-07-0 111.00
2014 Owen Street		
Nashville, TN 37206		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Winston Shaw and wife, Arminnie Shaw, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Boyce Davis, Jr., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the northerly 46 feet of the southerly 100 feet of the westerly 128 feet of Lot No. 12 on Owens Buena Vista Plan, as of record in Plan Book 1, page 84, chancery Court, Nashville, Tennessee. Said part of said lot is described according to a survey prepared by Hickerson Mill engineers, Surveyors, on February 7, 1957 as follows:

Beginning at an iron pin located in the easterly margin of Owen Street 356.8 feet from the intersection of the margins of Owen and Clay Streets. Said point of beginning being also 54 feet north of the original southwesterly corner of Lot No. 12, running thence the following courses and distances: N 21 deg 45 min W along the easterly margin of Owen 128 feet to an iron pin located in the westerly margin of an alley; thence S 21 deg 45 min E along the westerly margin of said alley for a distance of 48 feet to an iron pin; thence S 69 deg 30 min W for a distance of 128 feet to an iron pin, the point of beginning.

Being the same property conveyed to Winston Shaw and wife, Arminnie Shaw from Olivett W. Bailey by Warranty Deed dated April 17, 1991 and recorded April 18, 1991 in Book 8333, page 171, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2014 Owen Street, Nashville, TN 37206.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 27th day of March, 2007

Winston Shaw

Arminnie Shaw

Davidson County DEEDWARR
Recvd: 03/29/07 12:39 1 pg
Fees:13.00 Taxes:370.00
20070329-0037626

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Winston Shaw Arminnie Shaw, 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.

Witness my hand and official seal at Williamson, Tennessee, this 27th day of March, 2007.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY