(1)

RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 04/13/07 09:59 2 pgs Fees:13.00 Taxes:518.00 20070413-0044501

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008708

MAP - PARCEL NO: 105-6-158

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
Bank of America	Jonathan D. Shearer	Bank of America
900 W. Trade Street	754 Lynwood Ave	
Charlotte, NC 28255-0001	Nashville, TN 37203	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CHRISTOPHER B. CLAUSI**, have bargained and sold and by these presents do transfer and convey unto **JONATHAN D. SHEARER and wife, SARAH K. SHEARER**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 18, on the Map of Highland Gardens Plan of Lots, of record Book 57, page 118, Register's Office of Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the north side of Lynnwood Street and runs back between lines, 135.4 feet on the west line and 135.3 feet on the east line to an alley on which it measures 50 feet.

Being the same property conveyed to Christopher B. Clausi by Warranty Deed from Good Stewart LLC, of record in Instrument No. 20060829-0106381, dated August 24, 2006, Register's Office for Davidson County, Tennessee.

(The property conveyed herein is not the place of residence of the Grantors spouse.)

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2007 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of Highland Gardens, of record in Plat Book 57, page 118, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 3rd day of April, 2007.

CHRISTOPHER B. CLAUSI

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 **CHRISTOPHER B. CLAUSI**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 3rd day of April, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$140,000.00**.

Affiant

SWORN TO and subscribed before me on this 3rd day of April, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
LARGE
WILLIAMSON COUNTY, TN