Davidson County DEEDWARR
Recvd: 05/10/07 13:55 3 pgs
Fees:18.00 Taxes:1089.28

20070510-0056320

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of May, 2007, by and between PAMELA MARABLE BOWMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF RUBY SMITH MARTIN, DECEASED, hereinafter called Grantor, and CIARA M. SHAVER and AARON SHAVER, WIFE AND HUSBAND, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PAMELA MARABLE BOWMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF RUBY SMITH MARTIN, DECEASED, as Grantor, does hereby bargain, sell, transfer and convey unto CIARA M. SHAVER and AARON SHAVER, WIFE AND HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 745 BROOK HOLLOW ROAD, NASHVILLE, TENNESSEE 37205.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Pamela M Bowman

PAMELA MARABLE BOWMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF RUBY SMITH MARTIN, DECEASED
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, PAMELA MARABLE BOWMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF RUBY SMITH MARTIN, DECEASED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 7th day of May, 2007.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

CIARA M. SHAVER and AARON SHAVER

745 BROOK HOLLOW ROAD
NASHVILLE, TENNESSEE 37205

Property Address:

745 BROOK HOLLOW ROAD, NASHVILLE, TENNESSEE 37205

Person Responsible for Taxes:

SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619

Map & Parcel #: MAP-PARCEL NO. 11503002500

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$294400** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ciara M. Shaver
Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of **May, 2007.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-408J

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 95 on the plan of Brooke Meade, Section II, of record in Book 2133, page 76, and amended in Book 8066, page 936, said Register's Office.

BEING the same property conveyed Ruby Martin, a widow, by Warranty Deed from Mark L. Smith and wife, Neuzi Camara Smith, of record in Instrument Number 20030903-0127548, Register's Office for DAVIDSON County, Tennessee. The said Ruby Martin having since died on January 17, 2007, unmarried and testate, and by her Last Will and Testament filed on January 31, 2007, in the Seventh Circuit Court, Davidson County, Tennessee, the deceased gave specific authority to the Personal Representative, Pamela Marable Bowman, the Grantor herein, to sell real property.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years,, A LIEN, not yet due and payable (MAP-PARCEL NO. 11503002500).
2. All matters as set forth on the Plat of record in Book 2133, page 76, and amended in Book 8066, page 936, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants contained in instrument of record in Book 2204, page 349, and Book 2881, page 323, Register's Office for DAVIDSON County, Tennessee.

4. Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4356, page 519, Register's Office for DAVIDSON County, Tennessee.