Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 05/23/07 10:15 2 pgs
Fees:13.00 Taxes:449.55

20070523-0061474

15-0705-151088

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $121,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2007.

Notary Public
My commission expires: 05/03/2010

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer L. Shipman 3809 Whites Creek Pike Nashville TN 37207	Bank of America 9000 Southside Dr. Jacksonville, FL 32256	049-00-0-191.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles A. Farmer, unmarried and Barbara A. Spears, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer L. Shipman and husband, David W. Shipman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 1, Block "C", on the unrecorded plan of Jack Burton's Subdivision, and as described as follows:

Beginning at a point in the center of Whites Creek Pike at the Southwest corner of a tract of land owned by Robert Polston; thence with Polston's southern boundary line of north 51 deg. 40' east 280 feet to a point; thence south 38 deg. 20' east 125 feet to a point; thence south 51 deg. 40' west 280 feet to a point in the center of said Whites Creek Pike; thence with the center of said Whites Creek Pike, north 38 deg. 20' west 125 feet to the point of beginning.

Being the same property conveyed to Charles A. Farmer and Barbara A. Spears by deed from Robert W. Taylor and wife, Sherry L. Taylor, dated November 15, 2001, recorded November 19, 2001, of record in Book , Page Instrument No. 20011119-0126410, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3809 Whites Creek Pike, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 22nd day of May, 2007.

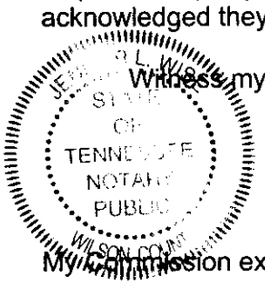
Charles A. Farmer

Barbara A. Spears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles A. Farmer and Barbara A. Spears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22nd day of May, 2007.



State of Tennessee at Large

My Commission expires: 05/03/2010