Davidson County DEEDWARR
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| **This document prepared by (and after recording return to):** | |
| **Name:** | **Consumer Trust Title & Escrow, LLC** |
| **Firm/Company:** | |
| **Address:** | **219 Ward Circle** |
| **Address 2:** | **Suite 5** |
| **City, State, Zip:** | **Brentwood, TN 37027** |
| **Phone:** | **(615) 369-0039** |

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## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **RICHARD D. SWEENEY AND WILL T. VANCE** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **RALPH D. SHIVERS AND WIFE, HARRIETTE H. SHIVERS** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Resubdivision of Lot 2, Addition to Green Hills of record in Instrument No. 20061212-0153248, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

This being the same property conveyed to Richard D. Sweeney and Will T. Vance by Warranty Deed of David S. Weed and wife, Leslie B. Weed dated December 15, 2006 and recorded December 21, 2006 in Instrument No. 20061221-0157385, Register's Office for Davidson County, Tennessee.

**Map Parcel Number: 117-15-201**

**This property is known as:** **1601 Observatory Court, Nashville, Tn 37215**

Subject to all matters shown on the Plat of record in Instrument No. 20061212-0153248, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 4th day of June, 2007.

x _____
Richard D. Sweeney

x _____
Will T. Vance

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard D. Sweeney and Will T. Vance, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4 day of June, 2007.

_____
NOTARY PUBLIC

My Commission Expires:

_____

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 20, 2008

**Grantor(s) Name, Address, phone:**
RICHARD D. SWEENEY
WILL T. VANCE
1607 OBSERVATORY COURT
NASHVILLE, TN 37215

**Grantee(s) Name, Address, phone:**
RALPH D. SHIVERS AND
HARRIETTE H. SHIVERS
1601 OBSERVATORY COURT
NASHVILLE, TN 37215

**SEND TAX STATEMENTS TO:**

**GRANTEE**

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 350,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4th day of June, 2007.

W. WILLIAM DAVIS
STATE
OF
TENNESSEE
NOTARY
PUBLIC

(Seal)

My Commission

My commission expires:

1/20/09

Affiant

Harriette H. Shivers
Type or Print Name

Notary Public

W. Davis
Type or Print Name