THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
spencer ray talbott
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1199

Davidson County DEEDWARR
Recvd: 07/03/07 14:09 2 pgs
Fees:13.00 Taxes:518.00
20070703-0079489

Property Address: 1412 Pennock Ave, Nashville, TN 37207

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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, **Willar McKever**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Shaw and Spencer Shaw, as Joint Tenants, and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot Nos. 326 and 327 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 14, Register's Office for said County, to which reference is made for a more complete description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

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

BEING the same property conveyed to Willard McKever and Cheryl McKever, husband and wife from Ole Anderson, by Deed dated January 28, 2005, and recorded on January 31, 2005, as Document No. 20050131-0010955, Register's Office for Davidson County, Tennessee.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has 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.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 12th day of June, 2007.

Willar McKever {Seal}

Cheryl McKever

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 12th day of June, 2007, before me the undersigned officer, personally appeared Willar McKever and Cheryl McKever, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 1-23-2011

Grantor's Name, Address, Phone:
Willar McKever and Cheryl McKever

SEND TAX BILLS TO:
PERSON RESPONSIBLE FOR TAXES:
Grantees' Name, Address, Phone:
Jennifer Shaw and Spencer Shaw
1412 Pennock Ave
Nashville, TN
37207-5126

MAP/PARCEL ID #071-11-0-217.00

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF Davidson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

subscribed and sworn to me this 12 day of June, 2007

Notary Public
My commission Expires: 1-23-2011