Prepared by:
~~Prepared by:~~ Diane Mann
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Return To: Deborah K Farnell
Southeast Professional Title, LLC
2699 Lee Road
Suite 120
Winter Park, FL 32789

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$56,500.00~~ $62,000.00.

Affiant

Subscribed and sworn to before me this 26th day of June, 2007.

Notary Public
My commission expires:

AMY GERWIG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax-Information
Cary Anderson 207 CARMELLA COURT FRANKLIN, TN 37064	NEW OWNER	082-03-0-125.00

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, **Shields Rentals, L.P.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Cary Anderson**, 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 Davidson County, Tennessee, being Lot No. 5, on the Plan of W. T. Fitzpatrick's Re-Subdivison of Lots Nos. 15 to 22 and part of 14, of the Benedict Land Company's Subdivison, of record in Book 421, Page 76, Register's Office for said County, to which plan reference is hereby made for a more complete description. *

Being the same property conveyed to Shields Rentals, L.P., by deed from Ben P. Shields, Sr. Revocable Living Trust Agreement dated July 16, 1993, date of deed 12-31-1996, recorded 1-22-1997, of record in Book 10326, Page 362, 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 1015 N. 2nd Street, 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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its 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 26th day of June, 2007.

Shields Rentals, L.P.

By: _____
Ben P. Shields, Jr.
its General Partner

Davidson County DEEDWARR
Recvd: 07/06/07 14:11 2 pgs
Fees:13.00 Taxes:229.40
20070706-0080903

*Said Lot No. 5 fronts 40 feet on the east side of North Second Street and runs back between parallel lines 181 feet to an alley.

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ben P. Shields, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of Shields Rentals, L.P., the within named bargainor, and that he is authorized by Shields Rentals, L.P. to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 26th day of June, 2007.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09