Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/07 15:45 2 pgs
Fees:13.00 Taxes:1110.00
20070706-0081098

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00**.

Affiant

Sworn to and subscribed before me this 2nd day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 8-9-09

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Jacques J. Shaninger, etux	JP Morgan Chase Bank	Map/Parcel
532 Cold Stream Pl	1111 Polaris Pkwy	155070A05300CO
Nash TN 37221	Columbus, OH 43240	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard C. Fallis and wife, Jean Thomson Fallis, and Betty Cox Matthews Fallis**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Jacques J. Shaninger and wife, Joyce E. Shaninger**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green), of record in Book 9700, page 390, as revised in Book 9700, page 784, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to William J. Fallis by deed from Zaring Homes, Inc., of record in Book 10893, page 730, Register's Office for Davidson County, Tennessee, the said William J. Fallis having since died devising said property to Richard C. Fallis, as to a two-thirds (2/3) undivided interest, and to Betty Cox Matthews Fallis as to a one-third (1/3) undivided interest, said will of William J. Fallis being of record under Docket No. 05P-1646, Probate Clerk's Office for Davidson County, Tennessee.

Jean Thomson Fallis, wife of Richard C. Fallis, executes this deed to convey any and all interest she may have in the above-described property.

This is improved property known as 532 Cold Stream Place, Nashville, TN 37221.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we lawfully seized 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; and Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 2nd day of July, 2007.

Richard C. Fallis
by: Paul R. White, P.O.A.
RICHARD C. FALLIS

Jean Thomson Fallis
by: Paul R. White, P.O.A.
JEAN THOMSON FALLIS

Betty Cox Matthews Fallis
BETTY COX MATTHEWS FALLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Betty Cox Matthews Fallis**, the Bargainer, 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 and official seal this 2nd day of July, 2007.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-19-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2007, before me personally appeared **Paul R. White**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Richard C. Fallis**, and **Jean Thomson Fallis**, and acknowledged that such person executed the same as the free act and deed of **Richard C. Fallis** and **Jean Thomson Fallis.**

Witness my hand and official seal this 2nd day of July, 2007.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 7-19-08.