This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/11/07 11:42 11 pgs
Fees:58.00 Taxes:629.00
20070711-0082594

ADDRESS NEW OWNER:

Gary Lynn Shacklett
2405 Kline Avenue
Nashville, TN 37211

SEND TAX BILL:

New Owner

MORTGAGEE:
None

MAP AND PARCEL:
MAP 106-16
PARCEL 34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Estate of Sarah Beatrice James by and through its Executor, Gary Lynn Shacklett, joined by Frankie Shacklett, Gary Lynn Shacklett, Loraine Shacklett, Mary Ann Bullock, Lester Smith, Peggy Binder, John M. Smith and Jenny Brookman, Devisees under the Last Will and Testament of Sarah Beatrice James** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Gary Lynn Shacklett** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hill-N-Dale Acres, of record in Book 2900, Pages 33 and 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lee R. James and wife, Sarah W. James by deed from Houston T. Ezell and wife, Mabel W. Ezell of record in Book 2993, Page 622, Register's Office for Davidson County, Tennessee, dated 11-13-59. The said Lee R. James having since died on May 28, 1986, and Sarah W. James, also known as Sarah Beatrice James, having subsequently died on March 17, 2007, devising said property to Frankie Shacklett, Gary Lynn Shacklett, Loraine Shacklett, Mary Ann Bullock, Lester Smith, Peggy Binder, John M. Smith and Jenny Brookman by virtue of her Last Will and Testament dated December 23, 2005, which was entered into Probate in the Chancery Court for Williamson County, Tennessee, under Docket No. P-07-4600 on April 18, 2007.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is not now, nor has it ever been, the residence of the Grantors herein

This is improved property known as 401 Hollydale Dr., Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 10th day of ~~June~~ July, 2007.

Gary Lynn Shacklett, Executor of the
Estate of Sarah Beatrice James

SEE ATTACHED SIGNATURE PAGES FOR EACH DEVISEE OF SARAH BEATRICE JAMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Gary Lynn Shacklett, Executor of the Estate of Sarah Beatrice James, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 10th day of ~~June~~ July, 2007.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires: 7/21/07

My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me
this 10th day of ~~June~~ July, 2007.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires July 21, 2007

Gary Lynn Shacklett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Gary Lynn Shacklett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 10 day of ~~June~~ July, 2007.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

Frankie Shacklett

Frankie Shacklett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Frankie Shacklett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 8th day of ~~June~~ July, 2007.

Wayne Judkins

Notary Public

WAYNE JUDKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 1/11/11

Loraine Shacklett

Loraine Shacklett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Loraine Shacklett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 8TH day of ~~June~~ JULY, 2007.

Wayne Judkins

Notary Public

WAYNE JUDKINS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires: 1/11/11

Mary Ann Bullock

Mary Ann Bullock

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF Santa Rosa)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mary Ann Bullock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Military I D

Witness my hand and official seal this 5th day of ~~June~~ July, 2007.

RENA H. WHITFIELD
MY COMMISSION # DD 351601
EXPIRES: November 3, 2008
Bonded Thru Budget Notary Services

Rena H. Whitfield
Notary Public

My Commission Expires: 11-3-08

Lester Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Lester Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of ~~June,~~ JULY (15) 2007.

Notary Public

WAYNE JUDKINS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires: 1/11/11

Peggy Binder

Peggy Binder

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, the undersigned, of the state and county aforesaid, personally appeared Peggy Binder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of June, 2007.

Tracie R Patterson

Notary Public

TRACIE R. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires: My commission expires April 3, 2011

John M. Smith

STATE OF ~~TENNESSEE~~ VIRGINIA)
COUNTY OF Chesapeake)

Before me, the undersigned, of the state and county aforesaid, personally appeared John M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6th day of June, 2007.

Notary Public
Commonwealth of Virginia
My Commission Expires Mar 31, 2009

Notary Public

Notary Reg. Number 364933
My Commission Expires: March 31, 2009

Jenny Brookman

Jenny Brookman

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Tarrant

Before me, the undersigned, of the state and county aforesaid, personally appeared , Jenny Brookman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 5th day of ~~June~~ July, 2007.

Chandra L. Worley

Notary Public

My Commission Expires: 11/21/09

CHANDRA L WORLEY
My Commission Expires
November 21, 2009

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

