THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26774-06-2007** **Record & Return To:** **Southland Title & Escrow Co., Inc.** **7101 Executive Center Drive, # 151** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON:~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me this 20th day of July, 2007. Notary Public My Commission Expires: 7/01/09

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Robert E. Shaffer 836 Clematis Drive Nashville, TN 37205-1108	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 102140041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cynthia C. Wallace and husband, William G. Wallace, IV**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert E. Shaffer, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 836 Clematis Drive, Nashville, TN 37205-1108

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of July, 2007.

Cynthia C. Wallace

Cynthia C. Wallace

William G. Wallace, IV

Davidson County DEEDWARR
Recvd: 07/24/07 10:19 2 pgs
Fees:13.00 Taxes:1184.00
20070724-0087680

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cynthia C. Wallace and William G. Wallace, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2007.

NICHOLAS S. WILKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 318 on the Plan of Brook Meade Section IX as of record in Plat Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cynthia C. Wallace and husband, William G. Wallace, IV by deed dated November 21, 2006 from IV Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20061128-0146689, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee.