THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07060209**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2007. Notary Public My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vance B. Shaffer and Amelia Y. Shaffer 1123 Glenwood Avenue Nashville TN 37204	New Owner Brian Shaffer 1125 Glenwood Ave Nashville TN 37204	Tax Parcel ID No. 13104019900

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, **Yvonne M. Hunt, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vance B. Shaffer and Amelia Y. Shaffer, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING LOT NO. 50 ON THE MAP OF M.N. YOUNG'S PARKVIEW SUBDIVISION, OF RECORD IN BOOK 547, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 50 FRONTS 100 FEET ON THE SOUTH SIDE OF GLENWOOD AVENUE AND RUNS BACK BETWEEN LINES, 164.5 FEET TO THE EAST LINE AND 162 FEET ON THE WEST LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 100 FEET MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM RICHARD METCALF, A SINGLE INDIVIDUAL TO YVONNE M. HUNT AS RECORDED ON THE 21ST DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 20000921-0093840; AFFIDAVIT OF HEIRSHIP AS RECORDED ON THE 21ST DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 20000921-0093841; AND DEED RECORDED IN BOOK 1339, PAGE 20, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 1123 Glenwood Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of July, 2007.

Davidson County DEEDWARR
Recvd: 08/09/07 14:42 2 pgs
Fees:13.00 Taxes:1110.00
20070809-0095580

Yvonne M. Hunt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Yvonne M. Hunt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2007.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY