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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/07 12:05 3 pgs
Fees:18.00 Taxes:555.00

20070830-0104330

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF August 2007

Notary Public

MY COMMISSION EXPIRES: 5/24/07
(AFFIX SEAL)

DANIEL L. DAVIS NOTARY PUBLIC STATE OF TENNESSEE COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candy Catalan (NAME)	Same As New Owner (NAME)	MAP 52
741 Florence Circle (ADDRESS)	(ADDRESS)	PARCEL 33
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronald T. Shorter and wife, Virginia O. Shorter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Candy Catalan, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. ONE:
LAND in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being described as follows, to-wit:

BEGINNING on the margin of Neely's Bend Road near the Southeast corner of the property conveyed to Fred A. Atkisson and wife, Adelle I. Atkisson, by deed from Peter F. Raddle and wife, Lula B. Raddle, of record in Book 2448, Page 531, said Register's Office, at the point where the Southeasterly line of Atkisson's property intersects the margin of Neely's Bend Road; thence with the margin of Neely's Bend Southeasterly 100 feet to a point; thence leaving said road in a Northeasterly direction and parallel with Atkisson's Southeasterly line 440 feet; thence at right angles Northwesterly 100 feet, more or less, to a point in Atkisson's Southeasterly line; thence with Atkisson's line, Southwesterly 440 feet, more or less, to a point in the margin of Neely's Bend Road, said tract containing one acre.

TRACT NO. TWO:
LAND in the 11, formerly the 19th, Civil District of Davidson County, Tennessee, being described as follow, to-wit:

BEGINNING on the margin of Neely's Bend Road near the Southeast corner of the

CONTINUED

unimproved ( )
This is improved (X) property, known as 1317 Neelys Bend Circle, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 28th day of August, 2007

Ronald T. Shorter

Ronald T. Shorter

Virginia O. Shorter

Virginia O. Shorter

LEGAL DESCRIPTION CONTINUATION

property conveyed to Donald C. Heer and wife, Sara A. Heer, by deed from Fred A. Atkisson and wife, Adelle I. Atkisson, of record in Book 2549, Page 615, said Register's Office, at the point where the Southeasterly line of said Heer property intersects the margin of Neely's Bend Road; thence with the margin of Neely's Bend Southeasterly 100 feet to a point; thence leaving said road in a Northeasterly direction and parallel with Heer Southeasterly line 440 feet; thence at right angles Northwesterly 100 feet, more or less, to a point in Heer's Southeasterly line; thence with Heer's line, Southwesterly 440 feet, more or less, to the margin of Neely's Bend Road and point of beginning, said tract containing one acre.

BEING the same property conveyed to Ronald T. Shorter and wife, Virginia O. Shorter by Quitclaim Deeds dated August 18, 1990, from Peggy Joe Hudgins Giardono, Virginia Olline Hudgins Shorter, Mildred Charlotte Hudgins Anderson, Roy Anderson Hudgins, Dennis Neal Hudgins and Dorris Ann Rives Stevenson, Heirs of Joe A. Hudgins and wife, Mary Esther Hudgins, of record in Book 8189, Page 890 and Book 8189, Page 887, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

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 Ronald T. Shorter and wife, Virginia O. Shorter

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 28th day of August 2007.

Commission expires 9/12/07

DANIEL WISCHMEYER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public