THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1242

Davidson County DEEDWARR
Recvd: 11/06/07 10:58 2 pg
Fees:13.00 Taxes:469.90
20071106-0130815

Property Address: 5061 Smith Springs Parkway,
Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Emily A. Jermyn, an unmarried woman**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Shaw, as Sole Owner,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 80 on the Plan of Phase 2, Lakeside Cove at Percy Priest of record in Instrument No. 20051102-0132676, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Centex Homes, a Nevada General Partnership, dated July 21, 2006, and recorded July 25, 2006, in the Register of Deeds for the City of Antioch, County of Davidson, as Document No. 20060725-0089378.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $127,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 30th day of October, 2007.

Emily A. Jermyn {Seal}

STATE OF TENNESSEE
CITY OF ANTIOCH, COUNTY OF DAVIDSON

On this the 30th day of October, 2007, before me the undersigned officer, personally appeared Emily A. Jermyn, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 1-23-2011

NEW OWNER:
Grantee's Name, Address, Phone:
Jennifer Shaw
5061 Smith Springs Pkway
Antioch, TN 37013

MAP AND PARCEL NO: 151-09-0B-083.00 CO

SEND TAX STATEMENTS TO THE GRANTEE.
Jennifer Shaw
5061 Smith Springs Pkwy
Antioch, TN 37013

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $127,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 30 day of October, 2007.

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds