Davidson County DEEDWARR
Recvd: 11/14/07 10:33 2 pgs
Fees:13.00 Taxes:406.63

20071114-0133503

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES 11/22/08
(AFFIX SEAL)

R-HDH-07-506

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Ann Walden	Freedom Mortgage Corporation	
201 Gizzard Ave, T-6 (ADDRESS)	400 Interstate North Parkway, Suite 580 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	82-7-475.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TROY SHAFER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARA ANN WALDEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT I ON THE MAP OF SARAH HART HOMESTEAD TRACT, NOT OF RECORD, BUT SHOWN ON A PLAN OF RECORD IN BOOK 57, PAGE 151, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING A PART OF A LOT SHOWN ON A SURVEY OF PART OF SAID LOT 1 MADE BY S. M. MCMURRAY, OF RECORD IN BOOK 421, PAGE 8, SAID R.O.D.C. AND BEING FURTHER DESCRIBED AS LOT 8 ON A UNREGISTERED COPY OF A SUBDIVISION OF SAID LOT 1, MADE BY T. D. SANFORD, SEPTEMBER 27, 1949, AS FOLLOWS: SAID LOT 8 FRONTS 43 FT. ON THE SOUTH SIDE OF ARRINGTON STREET OR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL TO AND 129 FT. EAST OF THE EASTERLY MARGIN OF NORTH FIFTH STREET, 120.00 TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, NA BY TRUSTEE'S DEED FROM CHRIS GRAY, CO-TRUSTEE RECORDED OCTOBER 16, 2006 IN INSTRUMENT NO. 20061016-0127701, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. CURRY, JR. AND GERALD D. CURRY BY QUITCLAIM DEED FROM ROBERT L. CURRY AND WIFE, ELLA RUTH CURRY RECORDED JANUARY 4, 2006 IN INSTRUMENT NO. 20060104-0000729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. CURRY AND WIFE, ELLA RUTH CURRY BY QUITCLAIM DEED FROM ROBERT L. CURRY RECORDED SEPTEMBER 4, 2003 IN INSTRUMENT NO. 20030904-0128892, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. CURRY BY WARRANTY DEED FROM ROLAND E. JOHNSON AND WIFE, JESSIE L. JOHNSON RECORDED FEBRUARY 15, 1954 IN BOOK 2247, PAGE 599, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TROY SHAFER BY SPECIAL WARRANTY DEED FROM WELLS FARGO BANK, NA, RECORDED ON THE 9TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070409-0041550, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 151; BOOK 421, PAGE 8; BOOK 2247, PAGE 599; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 506 Arrington Street, Nashville, Tennessee 37207

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 9th day of November, 2007.

Troy Shafer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy Shafer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of November, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903