PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 12/04/07 14:38 2 pgs
Fees:13.00 Taxes:1572.50
20071204-0140453

W & I Ref:(___gj___) Title No: 49041
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shelley Haley Paul Haley 4511 Granny White Pike Nashville, Tennessee 37204	MAGNA BANK f/k/a 1st Trust Bank for Savings 5109 Peter Taylor Park Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 13107013600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy R. Shipley, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shelley Haley and spouse, Paul Haley** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the north parts of lot Nos. 12 and 13 and the south parts of Lot Nos. 11 and 14 on the map of George W. Blair's Revised Subdivision of Belmont Park Plan, of record in Book 421, page 118 and 119, Register's Office for said County, described as follows:

BEGINNING at a point in the center line of the Granny White Pike 251 feet 1 inch north of the center line of an unnamed street shown on said plan which is not open, said point being 63 feet 11 inches south of the common center of Lot No. 11 and 12 and being the northeast corner of the property conveyed to B. Hume Bracey and wife, by deed of record in Book 1198, page 37, Register's Office for said County; thence along Bracey's north line, north 89 degrees west 541 feet 6 inches, more or less, to the center line of Belmont Boulevard (which is not open), said point being 64 feet 6 inches south of the common corner of Lot Nos. 13 and 14 and being Bracey's northwest corner; thence along the center line of Belmont Boulevard, north 6 1/4° east 100 feet to a point which is 35 feet 8 inches north of the common corner of Lot Nos. 13 and 14; thence easterly, parallel to Bracey's north line, 547 feet, more or less, to the center line of the Granny White Pike at a point which is 36 feet 1 inch north of the line between Lot Nos. 11 and 12; thence with the center line of the Granny White Pike south 13 ¾° west 100 feet to the point of beginning.

Being the same property conveyed to Nancy R. Shipley by deed from Jack c. Hutchison and wife, Eve P. Hutchison of record in Book 4837, page 91, dated and executed on July 19, 1974 and recorded on July 23, 1974 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8087, page 61, said Register's Office, dated and executed on April 5, 1990 and recorded on April 12, 1990, subject property was conveyed to Linda S. Day, Trustee with full power under Trust Agreement with Nancy R. Shipley, dated April 5, 1990. By Quitclaim Deed of record in Book 9692, page 374, said Register's Office, said Register's Office, dated may 25, 1995 and recorded on June 6, 1995, subject property was conveyed to Nancy R. Shipley.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421, Page 118 and 119, said Register's Office; Title to that portion of the premises embraced within the bounds of Granny White Pike.

This is improved property, known as: 4511 Granny White Pike, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2007.

Nancy R. Shipley

State of TENNESSEE
County of DAVIDSON

On this 30th day of November, 2007 , before me the undersigned authority, personally appeared Nancy R. Shipley , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

My Commission Expires May 2, 2011

Notary Seal present, but could not be reproduced.

State of TENNESSEE
County of Davidson

Bill Garrett
Davidson County Register of Deeds

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Sworn and subscribed before me this the 30th day of November, 2007

Notary Public

My Commission Expires: _____

My Commission Expires May 2, 2011

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds