Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $52,000.00

Alison L. Russell
Affiant

Subscribed and sworn to before me this 2nd day of January 2008

Kathy Snider
Notary Public
My commission expires:

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Address of New Owner:	Send Tax Bills to:	Tax-Information
Kwame Asare 100 Sutter Way Franklin, TN 37067	SAME	082-07-0 040.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shields Rentals, L.P.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kwame Asare and wife, Serwaa Asare**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Lindsley Addition, of record in Book 57, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shields Rentals, L.P. by deed from William R. Terry Sr. and wife, Natalie Terry, dated August 21, 1998, recorded August 24, 1998, of record in Book 11078, Page 492, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 825 North 2nd Street, Nashville, TN 37207

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, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 01/04/08 10:22 2 pgs
Fees:13.00 Taxes:192.40
20080104-0001031

WITNESS my hand this 28th day of December, 2007.

Shields Rentals, L.P.

By: _____
Ben P. Shields, Jr.
its General Partner

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ben P. Shields, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of Shields Rentals, L.P., the within named bargainor, and that he is authorized by Shields Rentals, L.P. to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 28th day of December, 2007.

_____
Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN