This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Karen S Wilson
2536 Allenwood Drive
Nashville, TN 37207

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Homecomings Financial LLC
2101 Rexford Rd, Suite 250W
Charlotte, NC 28211

Davidson County DEEDWARR
Recvd: 01/10/08 12:40 2 pgs
Fees:13.00 Taxes:340.40
20080110-0003191

MAP 72-1
GROUP
PARCEL 17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Henry R. Shaw, a single man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Karen S Wilson**, hereinafter called the GRANTEE, her heirs 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. 57 on the Plan of Shepardwood Subdivision, Section 1, of record in Plat Book 4175, page 82-83, Register's Office, Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Henry R. Shaw, a single man by deed from C.H. Briley, Jr., Trustee of record in Book 4465, page 232, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **2536 Allenwood Drive, Nashville, Tennessee 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 GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **4th** day of **January, 2008.**

Henry R. Shaw

Henry R. Shaw

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Henry R. Shaw, a single man**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of January, 2008.

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $92,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of January, 2008.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.