Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 01/17/08 13:46 1 pgs
Fees:13.00 Taxes:323.75

20080117-0005550

WARRANTY DEED

Preparer's File #-08A0001

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 2008.

(Affix Seal) Notary Public

My Commission Expires: 8-3-10

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joseph Paul Edwards 128 Thistle Lane Hermitage, TN 37076	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	86-14-A-128

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SHIRLEY SHOCKNEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOSEPH PAUL EDWARDS, 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:

Tax/Map ID: 86-14-A-128

Being Unit No. 128 on the Plan of Hermitage Meadows Subdivision, Stage One, of record in Book 5200, page 507, Register's Office for said County, to which said plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donald Shockney and Shirley Shockney by deed from The Estate of Edward Francis Klemm of record in Instrument No. 200002180016441, filed on 02-18-00, said Register's Office.

Donald Shockney is now deceased. Shirley Shockney is the beneficiary of Donald Shockney's Last Will and Testament. See " IN RE: DONALD WAYNE SHOCKNEY, SR.", Seventh Circuit Court of Davidson County, Tennessee, Case No 05P217.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **128 Thistle Lane, Hermitage, Tennessee 37076**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **14th** day of **January**, **2008**:

Shirley M. Shockney
Shirley Shockney

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHIRLEY SHOCKNEY, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 14th day of January, 2008.

Notary Public

My Commission Expires: 06/29/2010

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON