THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08010008** WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $467,000.00. Affiant Subscribed and sworn to before me, this 28th day of January, 2008. Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: James Howard Pfeffer and Laura Ann Pfeffer 1123 Glenwood Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-04-199.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaffer Home Services LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Howard Pfeffer and Laura Ann Pfeffer, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

REAL PROPERTY IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING LOT NO. 50 ON THE MAP OF M.N. YOUNG'S PARKVIEW SUBDIVISION, OF RECORD IN BOOK 547, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 50 FRONTS 100 FEET ON THE SOUTH SIDE OF GLENWOOD AVENUE AND RUNS BACK BETWEEN LINES, 164.5 FEET TO THE EAST LINE AND 162 FEET ON THE WEST LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 100 FEET MORE OR LESS. BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM VANCE B. SHAFFER AND AMELIA Y. SHAFFER, HUSBAND AND WIFE TO SHAFFER HOME SERVICES LLC AS RECORDED ON THE 19TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070919-0112335; WARRANTY DEED FROM YVONNE M. HUNT, UNMARRIED TO VANCE B. SHAFFER AND AMELIA Y. SHAFFER, HUSBAND AND WIFE AS RECORDED ON THE 9TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070809-0095580; QUITCLAIM DEED FROM RICHARD METCALF, A SINGLE INDIVIDUAL TO YVONNE M. HUNT AS RECORDED ON THE 21ST DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 20000921-0093840; AFFIDAVIT OF HEIRSHIP AS RECORDED ON THE 21ST DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 20000921-0093841 AND DEED RECORDED IN BOOK 1339, PAGE 20, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 1123 Glenwood Avenue Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Davidson County DEEDWARR
Recvd: 01/30/08 13:56 2 pgs
Fees:13.00 Taxes:1727.90
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Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of January, 2008.

Shaffer Home Services LLC

By: Vance B. Shaffer

By: Vance A. Shaffer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vance B. Shaffer and Vance A. Shaffer,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the members of Shaffer Home Services LLC, the maker or constituent, and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of January, 2008.

MY COMMISSION EXPIRES NOV 22 2010 Notary Public

My Commission Expires: _____