Davidson County	DEEDWARR
Recvd: 02/25/08 11:12	3 pgs
Fees:18.00 Taxes:971.25	
20080225-0018039	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAWN D CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaffer Home Services, LLC 1125 Glenwood Avenue Nashville TN 37204	Same	Map 118.09 Parcel 138

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

James Anthony McCrady

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Shaffer Home Services, LLC

Hereinafter called the grantees, their 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. 1 of Block "F" on the Plan of Battlefield Estates, Section 2, as of record in Book 843, Page 108, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75 feet on the southerly margin of Battlefield Drive and extends back between lines 235.2 feet on the easterly line and 205 feet on the westerly line, which runs along the easterly margin of Snowden Road, to a line in the rear, measuring 75 feet along the northerly margin of Sutton Hill Road.

Being the same property conveyed to Mary Alice McCrady Lawrence by deed from Marion S. Tharpe, a widow, of record in Book 4560, Page 3, Register's Office for Davidson County, Tennessee. Property then conveyed to Mary Alice Lawrence by Quitclaim Deeds of record in Book 7259, Page 320 and Instrument Number 20060427-0048118, said Register's Office. Mary Alice Lawrence died intestate October 3, 2006. Property now vests in James Anthony McCrady as the sole heir at law of Mary Alice Lawrence.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 843, Page 108, Register's Office for Davidson County, Tennessee.
2) 2008 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **937 Battlefield Drive, Nashville, TN 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and 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 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.

Witness my hand(s) this 22nd day of February, 2008.

James Anthony McCrady

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Anthony McCrady, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2008.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

I, Dawn D Chase, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jai Kehew, a notary public for this county and state, (name of person making certification) Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 9-16-09

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).