This Instrument Was Prepared By:

Mooreland Title Company, LLC
315 Deaderick Street
Regions Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 02/29/08 09:32 2 pgs
Fees:13.00 Taxes:725.20
20080229-0019996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $196,000.00

Affiant

Subscribed and sworn to before me,
this 19th day of February, 2008.

Notary Public

My Commission Expires: 3-20-2010

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Alisha Shoates Michael James 1005 Rambling Brook Road Nashville, Tennessee 37218	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	58-09-O-A-19.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Hugh W. Entrekin, Trustee**, hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Alisha Shoates, unmarried and Michael James, unmarried, Tenants in Common**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of CREEKSIDE TRAILS, Phase 1, as of record in Instrument No.20001026-0106269, and as amended in Plat of record in Instrument No.20021210-0152343, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hugh W. Entrekin, Trustee by Deed from NVR, Inc., a Virginia Corporation, T/A Fox Ridge Homes, dated June 30, 2003 and filed of record in Instrument No.20030826-0123838, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1005 Rambling Brook Road Nashville, TN 37218.

This property is made subject to the following:

1. 2008 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plat Plan of record in Instrument No.20001026-0106269, and as amended in Instrument No.20021210-0152343, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants contained in Instrument Nos.20000915-0092002; 20011025-0117168; 20020828-0103983 ; 20041229-0153372 and 20061120-0143523, Register's Office for Davidson County, Tennessee.

4. Subject to Charter for the Homeowner's Association of record in Instrument No.20011126-0128291, Register's Office for Davidson County, Tennessee.

5. Subject to Stormwater Detention Agreement of record in Instrument No.20001011-0100954, Register's Office for said County.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, 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.

WITNESS my hand this 19th day of February, 2008.

By: Hugh W. Entrekin Trustee

Hugh W. Entrekin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Hugh W. Entrekin, Trustee, the bargainor, with whom I am personally acquainted, or 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 and official seal at Nashville, Tennessee, on this 19th day of February, 2008.

NOTARY PUBLIC

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

My Commission Expires: 3-20-2010