THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1633

Davidson County DEEDWARR
Recvd: 04/04/08 12:51 2 pgs
Fees:13.00 Taxes:231.25

20080404-0034352

Property Address: 148 Brooke Castle, Hermitage, TN 37076

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Spencer Shaw, married**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Thomas A. Stueck,** _____ hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson,** State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Unit No. 148 in a Horizontal Property Regime, as shown on the Condominium Site Plan of Brooke Castle of record in Plat Book 6250, Page 627, and as amended by instrument of record in Book 6727, Page 762, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Robert C. Hissam and Jacqueline A. Hissam, husband and wife, dated August 9, 2006, and recorded August 11, 2006, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20060811-0099156. Jennifer Shaw joins in this conveyance to convey all marital interest she has in said property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $62,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 2nd day of April, 2008.

Spencer Shaw {Seal}

Jennifer Shaw {Seal}

STATE OF Utah
CITY OF Sandy, COUNTY OF Salt Lake

On this the 31st day of March, 2008, before me the undersigned officer, personally appeared Spencer Shaw and Jennifer Shaw, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Rebekah Rogers
Notary Public

My Commission expires: May 01 2011

REBEKAH ROGERS
Notary Public
State of Utah
My Commission Expires May 01, 2011
9311 S 2000 E, Sandy, UT 84093

Grantee's Name, Address, Phone:
Thomas A. Stueck
148 Brooke Castle
Hermitage, TN 37076

Map and Parcel No: 075-08-0A-145.00 CO

SEND TAX STATEMENTS TO:

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $62,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 2 day of April, 2008.

Notary Public
My Commission expires: 6/23/08

BEN A. MERRILL
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY