Davidson County DEEDWARR
Recvd: 05/05/08 11:06 3 pgs
Fees:18.00 Taxes:105.45
20080505-0045903

GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Jerry Harshaw 1300 S. Graycroft Avenue Madison TN 37115	Same	051-10-6- 002.00 CO

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $28,500.00.

Affiant

Sworn to and subscribed before me this 1st day of May 2008.

My commission expires: 11-7-11

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the Grantee hereinafter named and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **LS Partners**, a Tennessee general partnership, (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **Jerry Harshaw**, a single man, (the "Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 2 on the plan of Shields Townhomes, a horizontal property regime with common elements, as shown on Exhibit C to the Master Declarations of record in Instrument No 20080505-0045904, Register's Office for Davidson County, Tennessee, being recorded simultaneously herewith.
>
> Being the same property conveyed to LS Partners, a Tennessee general partnership, by deed from Doris Jean Hardge Moss of record in Instrument No. 20071218-145129, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 1300 S. Graycorft Avenue, Madison, Tennessee, 37115.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, it's successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 1st day of May 2008.

GRANTOR: **LS Partners, a Tennessee general partnership**

By: _____
Chad M. Ray, Managing Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared Chad M. Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of LS Partners, a Tennessee general partnership, the within-named bargainor, and that he, as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by signing his name as Managing Partner on behalf of himself and the Partnership, and that he is authorized to execute the foregoing instrument on behalf of the Partnership.

Witness my hand and seal, at office in Brentwood, Tennessee, this 1st day of May 2008.

_____
NOTARY PUBLIC

My Commission Expires:
11-7-11

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable. Payment thereof expressly assumed by the Grantee.

2. The Plan of Record in Instrument No. 200805050045904 shown as Exhibit C to Master Declarations, said Register's Office.

3. Bylaws, and Attorney's Certificate and Master Declarations of Covenants, Conditions and Restrictions for Shields Townhomes, a horizontal property regime with private elements of record in Instrument No. 200805050045904, said Register's Office.

4. Agreement for Dedication of Easement for sanitary sewer and/or storm drainage of record in Book 4211, Page 191, said Register's Office.

5. Subject to an old cemetery lot.

6. Subject to Right of Way and access thereto for South Graycroft Avenue.