BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 08070572

Davidson County DEEDWARR
Recvd: 08/01/08 11:31 2 pg
Fees:13.00 Taxes:1809.30
20080801-0079127

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$489,000.00~~.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2008.

Notary Public
My Commission Expires: Exp. 8/9/09

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

RETURN TO:
~~PREMIER ESCROW, LLC~~
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William C. Pinkston and Heather Marabeti 937 Battlefield Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 11809013800

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** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Clark Pinkston and Heather Maureen Marabeti, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 SHAFFER HOME SERVICES, LLC BY DEED FROM JAMES ANTHONY MCCRADY, RECORDED ON THE 25TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080225-0018039, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 937 Battlefield Drive 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.

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 31st day of July, 2008.

By: Vance A. Shaffer, Member
Shaffer Home Services, LLC

By: V. Bryan Shaffer, Member
Shaffer Home Services, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared Vance A. Shaffer and V. Bryan Shaffer, with whom I am personally acquainted, and who upon oath acknowledged himself to be Member (s) of Shaffer Home Services LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

Witness my hand, at office, this 31st day of July, 2008.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

