This instrument prepared by:
Devon J. Sutherland, ESQ.
Highland Title, L.L.C.
394 West Main, Suite B-5
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/22/08 15:42 2 pgs
Fees:13.00 Taxes:412.55
20080922-0096521

MAP & PARCEL NUMBER

08313044100

PROPERTY OWNERS:	**SEND TAX BILLS TO:**
Jon D. Shuff	**Jon D. Shuff**
107 1st Avnue North	**107 1st Avnue North**
Franklin, TN 37064	**Franklin, TN 37064**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Eric Henderson, heir, Ricky Henderson, heir, William Henderson, heir, Karen Henderson, heir and Marain Howell, heir**, have this day bargained and sold and do hereby transfer and convey unto **John D. Shuff, married,** their heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in Davidson County, Tennessee as follows:

LAND in Davidson County, Tennessee, being the North part of Lots Nos. 157 and 158, Block "R", on the Map of Lindsley Home Place, of record in Book 2, Page 92, Chancery Court at Nashville.

SAID part of said lots adjoin and front together 100 feet on the Southerly side of Lillian Avenue and run back between parallel lines' along the East margin of South 15th Street, 107.5 feet to a dead line.

BEING the same property conveyed to Bobby Eugene Henderson and wife, Frances Ann Henderson, by Warranty Deed from Julian Dye, Trustee and Springhill Investment Company, a partnership composed of Julian Dye and Larry G. Hayes, dated December 4, 1976, recorded December 8, 1976, in Book 5094, Page 814, Register's Office for Davidson County, Tennessee.

Frances Ann Henderson having since died on August 18, 2006.

Bobby Eugene Henderson having since died on March 12, 2008.

Affidavit of Heirship dated July 24, 2008, recorded 09-22-, 2008, in Instrument Number 20080922-0096520, Register's Office for Davidson County, Tennessee.

Commonly known as: 1500 Lillian Street, Nashville, TN 37206.

Tax parcel No: 08313044100

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said grantees, their heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered.

Grantor hereby covenants with the Grantees that it will warrant and forever defend against the lawful claims of all persons, the title and quiet possession to the hereinabove described property, through or under Grantees' part, but not further or otherwise.

WITNESS our hands this the 12th day of September, 2008.

Eric Henderson, heir

Ricky Henderson, heir

William Henderson, heir

Karen Henderson, heir

Marain Howell, heir

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Eric Henderson, heir, Ricky Henderson, heir, William Henderson, heir, Karen Henderson, heir and Marain Howell, heir** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of September, 2008.

Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public: Devon J. Sutherland

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $111,500.00

Affiant

SUBSCRIBED AND SWORN to before me this the 12th day of September, 2008.

My Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.