BOX 13 #14559

Davidson County DEEDWARR
Recvd: 10/02/08 12:00 2 pgs
Fees:13.00 Taxes:1017.50
20081002-0100183

Prepared by:
Reli, Inc.
105 West Park Dr. Ste 420
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00

LaTuca Mead
Affiant

Beth Triplett Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

Subscribed and sworn to before me, this 30 day of September, 2008.

Notary Public
My commission expires: 3/20/2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Gary W. Shifflett 5858 Pettus Road Cane Ridge, TN 37013	~~New Owner~~ SunTrust Mortgage PO Box 79041 Baltimore MD 21279-0041	17400001200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James P. Vivrette and wife, Kristina Vivrette, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gary W. Shifflett, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in the 5th Civil District of Davison County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin and a fence post in the easterly margin of Pettus Road, said point being the point of beginning of a 5.1 acre tract conveyed to Robert J. Purol and wife, Rosemary P. Purol, of record in Book 4416, Page 41, said Register's Office; thence N 05 deg. 10 min. E 206 feet, more or less, to an iron pin; thence S 82 deg. 10 min. W 301.7 feet to an iron pin; thence S 15 deg. 10 min. E 306.5 feet, more or less, to an iron pin and fence post; thence N 82 deg. 55 min. W 401.3 feet, more or less, to an iron pin, the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is a 40 foot square plot used as a burying grounds with the right of ingress and egress for Alice Wheeler Ledbetter and her heirs.

BEING the same property conveyed to James P. Vivrette and Kristina C. Bonniville by deed from Barry Christopher Floyd and wife, Dawn Floyd, dated 4/29/02 of record in Instrument No. 200205010053397, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed from James P. Vivrette and Kristina C. Bonniville aka Kristina Vivrette to James P. Vivrette and wife, Kristina Vivrette by quitclaim deed dated 4/11/03 of record in Instrument No. 200305120063459, said Register's Office.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5858 Pettus Road, ~~Cane Ridge~~ ANTIOCH, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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.

WITNESS my hand this 30th day of September, 2008.

James P. Vivrette

Kristina Vivrette

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary in and for said county and state, the within named James P. Vivrette and Kristina Vivrette, 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 in Brentwood, TN, this 30th day of September, 2008.

My Commission Expires: 9/5/09

Notary Public

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds