03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $254,500.00

Affiant

Subscribed and sworn to before me, this 5th day of May, 2009.

Notary Public
My commission expires: 02/11/13

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

03-0904-35920

Address of New Owner:	Send Tax Bills to:	Tax Information
Jack S. Shawver 7423 Indian Creek Road Nashville TN 37209	New Owner	100-00-0 051.00

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, Farin Wayne Smith and wife, Mary Elana Smith, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jack S. Shawver and wife, Vicki Shawver, 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 Davidson County, Tennessee, being Lot No. 13 on the Plan of Section 1, Rowena O'Brien Farm, of record in Book 4955, Page 77, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Farin Wayne Smith and Mary Elana Smith by deed from Phillip M. Loughrey, dated May 15, 2006, recorded May 18, 2006, of record in Instrument No. 20060518-0058158, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4955, Page 77, said Register's Office, which Plan shows a 150 foot minimum building setback line from Indian Creek Road and areas labeled No. 1 and 2 for sewage soil absorption along the front portion of said lot; Restrictions of record in Book 5124, Page 355, said Register's Office.

This property is improved property known as 7423 Indian Creek Road, Nashville, TN 37209

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.

BILL GARRETT, Davidson County
Trans:T20090030437 DEEDWARR
Recvd: 05/07/09 13:34 2 pgs
Fees:13.00 Taxes:941.65
20090507-0042183

WITNESS my hand this ____ day of May, 2009.

Farin Wayne Smith
By Mary Elana Smith
his attorney in fact

Farin Wayne Smith

Mary Elana Smith

By: Mary Elana Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Mary Elana Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **attorney in fact for Farin Wayne Smith** and that she is authorized by Farin Wayne Smith to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, TN, this 5th day of May, 2009.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My commission expires: 02/11/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary Elana Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 5th day of May, 2009.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/11/13