BILL GARRETT, Davidson County
Trans:T20090034311 DEEDWARR
Recvd: 05/26/09 09:51 2 pgs
Fees:13.00 Taxes:444.00
20090526-0047873

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$120,000.00** (One Hundred Twenty Thousand).

Andres R Robles
AFFIANT

Subscribed to and sworn before me this 01 day of May, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JUNE 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Andres R. Robles 521 East Campbell Road Madison,TN 37115	Bank of America 9000 Southside Blvd. Jacksonville, FL 32258	042-03-0-112.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JERRY B. SHACKELFORD, MARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANDRES R. ROBLES, a.k.a. ANDRES ROBERTO ROBLES, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Harvey Gee, dated April 15, 1963, as follows:

Beginning at an iron pin in the south margin of Campbell Road, 191.68 feet west of the concrete monument set at the radius of Ronnie Road, being the northeast corner of the land that was conveyed to J.C. Thompson Construction Company, Inc., by deed of record in Book 3345, page 239; thence with said margin of said road, south 87 degrees 01.5' east 167 feet to an iron pin; thence south 2 degrees 58.5' west 305.66 feet to an iron pin; thence north 49 degrees 17' west 211.2 feet to an iron pin in the corner of the land conveyed to said J.C. Thompson Construction Company, Inc.; thence with said company's east line, north 2 degrees 58.5' east 176.39 feet to the point of beginning.

Being the same property conveyed to Jerry B. Shackelford, a single man by Deed of record in Instrument No. 20050201-0011576, Register's Office for Davidson County, TN .

Jerry B. Shackelford hereby makes oath that the above described property has never been the domicile of Jerry B. Shackelford.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **521 EAST CAMPBELL ROAD** **MADISON,TN37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 20090

WITNESS, this 6th day of May, 2009

Jerry B. Shackelford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of May, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jerry B. Shackelford** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 6th day of May, 2009.

JEFFREY M. GRIBBIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public

Commission Expires: _____