WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2009

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRE-09-1113

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff A. Shoup	Bank of America (NAME)	
1113 Ordway Place (ADDRESS)	P.O. Box 660694 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas, TX 75266-0694 (CITY) (STATE) (ZIP)	83-9-12.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BEN A. ALLEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFF A. SHOUP AND WIFE, LEIGH A. SHOUP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 5 AND THE EASTERLY 11.00 FEET OF LOT NO. 4 OF BLOCK "B" ON THE PLAN OF WAKEFIELD-SMITH COMPANY'S SUBDIVISION OF LOTS NOS. 55 AND 56 IN F.O. BEASLEY'S ADDITION AS OF RECORD IN BOOK 843, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 5 AND THE EASTERLY 11.00 FEET OF LOT NO. 4 FRONT TOGETHER 52.00 FEET ON THE NORTHERLY SIDE OF ORDWAY PLACE AND RUN BACK BETWEEN PARALLEL LINES 178.00 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO BEN A. ALLEN, UNMARRIED BY WARRANTY DEED FROM ELIZABETH J. BUCHAN, UNMARRIED, RECORDED ON THE 9TH DAY OF JANUARY, 1987 IN BOOK 7102, PAGE 476, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 843, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1113 Ordway Place, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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:T20090044295 DEEDWARR
Recvd: 07/01/09 15:03 2 pgs
Fees:13.00 Taxes:736.30
20090701-0061490

Witness my/our hand(s) this 30 day of June, 2009.

Ben A. Allen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben A. Allen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903