WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Bobby Pinson by Pauline Wade

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Max Patton III	NEW OWNER	Parcel ID:
2753 Windemere Dr.		08509000200
Nashville, TN 37214		

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, we

B.P. Shaw Trust aka Shaw Family Trust dated March 8, 2003, by Hazel Malenda Trick Shaw, as Successor Trustee

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Max Patton III and Bobby Pinson, both married
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 88, on the Plan of Knob Section, Lincoya Hills, of record in Plat Book 2331, Page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to B.P. Shaw (aka Burrell P. Shaw and Burrell Payton Shaw) and wife, Edna Shaw (aka Edna B. Shaw and Edna Bernice Shaw) by deed from W. H. Freeman and wife, Larie T. Freeman, of record in Book 2340, Page 253, said Register's Office. The said Edna Bernice Shaw died testate January 10, 2006. See Probate File of record in File No. 06P418, Probate Court of Davidson County, Tennessee. See also Order of record in Instrument 20101008-0080867; Judgment of record in Instrument 20101008-0080868, and Order Authorizing Sale of Real Estate of record in Instrument 20101008-0080869, said Register's Office. Reference is also made to a Quitclaim Deed from B.P. Shaw et ux Edna Shaw to Paula Ogle Blair, Trustee, of record in Instrument 20040412-0040887, said Register's Office. See also Quitclaim Deed from Paula Ogle Blair, Trustee, to B.P. Shaw in trust, of record in Instrument 20040412-0040888, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 6, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3121 Hunters Hill Rd., Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES 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 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:T20100063949 DEEDWARR
Recvd: 10/08/10 10:06 2 pgs
Fees:13.00 Taxes:434.75
20101008-0080870

Witness my hand this 5th day of October, 2010.

B.P. Shaw Trust aka Shaw Family Trust
dated
March 8, 2003

Hazel Malenda Trick Shaw,
Successor Trustee

STATE OF Florida
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hazel Malenda Trick Shaw, Successor Trustee of the B.P. Shaw Trust aka Shaw Family Trust dated March 8, 2003, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Successor Trustee of the B.P. Shaw Trust aka Shaw Family Trust dated March 8, 2003, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Marco Island, FL, this 5th day of October, 2010.

My Commission Expires: _____

Laura A Burgo
Notary Public

LAURA A BURGO
Notary Public - State of Florida
My Comm. Expires Jun 7, 2013
Commission # DD 866880
Bonded Through National Notary Assn.