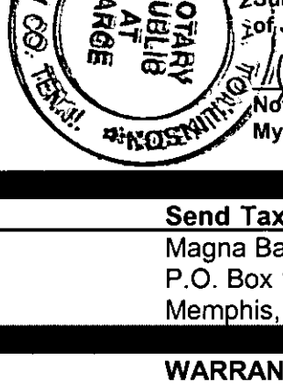
Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $97,000.00.

BILL GARRETT, Davidson County
Trans:T20110041391 DEEDWARR
Recvd: 07/11/11 10:47 2 pgs
Fees:13.00 Taxes:358.90
20110711-0052784



Sheila Ann H. Patterson
Affiant

Subscribed and sworn to before me, this 8th day of July, 2011.

Notary Public
My commission expires: 1-17-12

06-1106-74293

Address of New Owner:	Send Tax Bills to:	Tax Information
Sheila Ann H. Patterson	Magna Bank	133-03-0-036.00
3216 Holbrook Drive	P.O. Box 17257	
Nashville TN 37211	Memphis, TN 38187	

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, Bessie Mai S. Peterson, a single woman, Dan Marvin Shaw, a single man, and Michael Harvey Shaw, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sheila Ann H. Patterson, an unmarried woman, 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. 76, on the Plan of Section One, Southlake Subdivision, of record in Plat Book 2083, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harvey William Shaw and wife, Aughtney Gertrude Shaw and Bessie Mai S. Peterson, by deed from Milburn J. Moore and wife, Ruth Mason Moore dated August 19, 1965, recorded August 23, 1965, of record in Book 3926, Page 898, Register's Office for Davidson County, Tennessee.

Aughtney Gertrude Shaw died testate in 1992, her estate having been probated before the Probate Court for Davidson County, Tennessee, Docket No. 99556. Said decedent's Last Will and Testament made no specific devise of her real property, but otherwise left her estate to her only three children, namely Dan Marvin Shaw, Bessie S. Peterson and Harvey William Shaw, Jr., the latter of whom died intestate on July 29, 2008. Both Aughtney Gertrude Shaw and Harvey William Shaw, Jr., died without a surviving spouse. The only child of Harvey William Shaw, Jr., is Michael Harvey Shaw.

Bessie Mai S. Peterson Bessie S.Peterson is one and the same person as Bessie S.Peterson.

The subject property is neither the principal residence of Grantors nor their spouses or any dependents.

This conveyance is 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 3216 Holbrook Drive, Nashville, TN 37211

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 8th day of July, 2011.

Bessie Mai S. Peterson

Dan Marvin Shaw

Michael Harvey Shaw

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bessie Mai S. Peterson, Dan Marvin Shaw and Michael Harvey Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 8th day of July, 2011.

Notary Public
State of Tennessee at Large

My Commission expires: 1-12-12

