BILL GARRETT, Davidson County
Trans:T20140082871 DEEDWARR
Recvd: 11/03/14 15:12 2 pgs
Fees:13.00 Taxes:333.00
20141103-0101424

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14688

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND AND 00/100 ($90,000.00) DOLLARS, cash in hand paid by REGAL HOMES CO, receipt of which is hereby acknowledged, SHIELDS RENTALS L.P. (formerly known as SHIELDS RENTALS, G.P.), has bargained and sold, and by these presents does transfer and convey unto the said REGAL HOMES CO, and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, beng Lot Number 146 on the Plan of Benedict Land Company's Sudivision, as of record in Book 332, Page 40, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Sheilds Rentals, LP by Special Warranty Deed from Bankers Trust Company of California, NA as Trustee for Vendee Mortgage Trust 1995-2, dated January 21, 1999 and of record in Book 11330, Page 504, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of Meridian Street and an alley.

This conveyance is subject to all matters as shown on plat of record in Plat Book 332, Page 40, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said REGAL HOMES CO, its successors and assigns, forever. And it does covenant with the said REGAL HOMES CO, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said REGAL HOMES CO, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 31st day of October, 2014.

SHIELDS RENTALS, L.P.
BY: Ben P. Shields
BEN P. SHIELDS, JR., General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BEN P. SHIELDS, JR, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

V. JANE COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS MY HAND and official seal at office in said County this 28th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: Nov 3, 2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 31st day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 2/25/2015

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

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Tax Map 07115038000

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
REGAL HOMES CO.
290 Ed Harris Rd
Ashland City, TN 37015