BOOK 6743 PAGE 509

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 1985.

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

This deed prepared from information furnished by the parties.

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Land Enterprises, Inc. (NAME)	same (NAME)	52-16-115
2201C Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D-91557
Nashville, TN 37217 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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 William D. Shepard and wife, Doris A. Shepard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Land Enterprises, Inc., a Tennessee corporation, its

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 Unit No. 1412 of Neely's Bend Villas, as of record in Book 5200, Page 262, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to William D. Shepard and wife, Doris A. Shepard by deed from Jack Driver and Son, Inc., of record in Book 5632, Page 395, said Register's Office.

TOGETHER with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said unit.

THIS conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Section 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenents, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Neely's Bend Villas, of record in Book 5625, Page 1, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is ~~unimproved~~ improved (X) property known as 1413 E. Cedar Lane, Madison, TN. 37115
(House Number) (Street) (P O Address) (City or Town)

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.

Witness our hand S this 24th day of December, 1985.

William D. Shepard: William D. Shepard William D. Shepard

Doris A. Shepard: Doris A. Shepard Doris A. Shepard

STATE OF TENNESSEE
Davidson County

BOOK 6743 PAGE 513

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William D. Shepard and wife, Doris A. Shepard

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of December, 1985

Commission expires 4/12/88

Kathy Ludwig
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such (they) _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

WILLIAM D. SHEPARD AND WIFE,

DORIS A. SHEPARD

TO

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

IDENTIFICATION REFERENCE

6 4 8 3 1

MAIL ENV.

DEC 30 3 08 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6743 PAGE 511

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] 0-
135.00
.50
6.00
CHECK 141.50-
1092A12/30/05 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 8 3 I

IDENTIFICATION REFERENCE

DEC 30 3 09 PM '05

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 205965