WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 103,000.00

Edward C. Shepherd
Affiant

Sworn to and subscribed before me on this the 18th day of March, 1998.

J. Chandler Dep Reg
~~NOTARY PUBLIC~~
~~My Commission Expires~~: _____

ADDRESS NEW OWNER:
EDWARD C. SHEPHERD and wife,
EDNA J. SHEPHERD
214 Rising Sun Lane
Old Hickory, TN 37138

SEND TAX BILLS TO:
Same as New Owner

Map/Parcel: 104-09
175

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, KATHY J. LANGFORD, now SMITH and husband, WILLIAM C. SMITH, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto EDWARD C. SHEPHERD and wife, EDNA J. SHEPHERD, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Southfork Subdivision, Section One, of record in Plan Book 6230, pages 384 an 385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Kathy J. Langford by deed from Richard W. Langford of record in Book , page 48, Register's Office for Davidson County, Tennessee.
>
> **THIS DEED HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THE DEED.**
>
> **THE ABOVE DESCRIPTION IS THE SAME AS THAT CONTAINED IN THE PRIOR DEED.**

This is improved property known as 4292 Brackenwood Drive, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1) 199? Davidson County taxes have been paid.

2) Plan of record in Plat Book 6230, pages 384 and 385, Register's Office for Davidson County, Tennessee.

And GRANTORS 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.

WITNESS our hands this the 22 day of January, 1998.

Kathy J. Smith
KATHY J. LANGFORD SMITH

William C. Smith
WILLIAM C. SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Kathy J. Langford Smith and William C. Smith, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 22 day of January, 1998.

LINDA KEATTS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7/24/99

7324 03/18 0101 03CHECK 390.10

04 13588
IDENTIF. + REFERENCE

98 MAR 18 AM 10:46

ELIX Z. GRISSOM, REGISTER
DAVIDSON COUNTY, TN

PICK-UP

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

RECEIVED OF _____

FOR _____

BOOK 10843 PG 15

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

CAMT 103000.00
CON TX 381.10
PRFEE 1.00
WDEED 8.00
TOTAL 390.10
CHECK 390.10

~~03/18/98 01 10145 0001 7324~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0413588
IDENTIF. ↑ REFERENCE

98 MAR 18 AM 10:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1267680