Instr:200002240018280 Page: 1 OF 3
REC'D FOR REC 02/24/2000 2:45:55PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $227.55

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2000.

Notary Public

MY COMMISSION EXPIRES:

NOV. 25, 2000 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:		MAP-PARCEL NUMBERS
Joseph B. Sheppard		149-2C-22
110 Elizabeths Court	SAME	
Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

GERALD MONROE DEAN AND WIFE, PATRICIA LUQUETTE DEAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPH B. SHEPPARD ,

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:

Land in Davidson County, Tennessee, being Unit 22 on the Plan of Sterling Wood as of record in Book 6250, page 648, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gerald Monroe Dean and wife, Patricia Luquette Dean by deed from James S. McCullough and wife, Linda G. McCullough of record in Book 9866, Page 174, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Gerald Monroe Dean and wife, Patricia Luquette Dean by Roxie Dean Jones as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 122 Elizabeths Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hand(s) this 22nd day of February, 2000.

Gerald Monroe Dean
by Roxie Dean Jones, Atty in Fact

Patricia Luquette Dean, by Roxie Dean Jones, Atty in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Gerald Monroe Dean and wife, Patricia Luquette Dean, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 22nd day of February, 2000

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Roxie Dean Jones, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Gerald Monroe Dean and wife, Patricia Luquette Dean, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Gerald Monroe Dean and wife, Patricia Luquette Dean. WITNESS my hand and Notarial Seal this 22nd day of February, 2000.

Notary Public

My Commission Expires

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Roxie Dean Jones , who made oath as follows:

1. That by appointments dated February 14, 2000, which are to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, was appointed as attorney-in-fact for Gerald Monroe Dean and wife, Patricia Luquette Dean, ("Principals") for the purposes set out therein.

2. That the said Principals are alive at the time of the execution of the document in their behalf to which this affidavit is attached and any other documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 22nd day of February, 2000.

Roxie Dean Jones

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Roxie Dean Jones, whose name is signed to the foregoing writing bearing date of February 14, 2000, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 22nd day of February, 2000.

Notary Public

My commission expires:

DAVIDSON COUNTY