Instr:200008280084634 Page: 1 OF 2
REC'D FOR REC 08/28/2000 12:16:40PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $980.50

Box 144 Christ.

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $265,000.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 25thday of August, 2000.<br><br>Notary Public<br><br>My Commission Expires: 3/29/03 |

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Richard W. Shepard and<br>Gwyn M. Shepard<br>8336 Highway 100<br>Nashville, TN 37221 | Send Tax Bills To:<br>SouthTrust Mortgage Corp.<br>210 Wildwood Parkway<br>Birmingham, AL 35209 | Map-Parcel Number:<br>169-83 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 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, **SOUTHTRUST BANK, an Alabama banking corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RICHARD W. SHEPARD AND WIFE, GWYN M. SHEPARD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section 1, Natchez Trace Estates, of record in Book 4460, page 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description.

Said Lot No. 6 fronts 173.00 feet on the northerly margin of State Route 100 and extends back 560.0 feet on the westerly line and 566.5 feet on the easterly line to a broken line in the rear, measuring 139.10 feet thereon.

Being the same property conveyed to SouthTrust by deed from Linda W. Knight, Successor Trustee, of record as Instrument No. 200008090079133, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4460, page 129, Register's Office for said County.

3. Restrictive covenants recorded in Book 5196, Page 467, Register's Office for said County.

This is improved property known as 8336 Highway 100, Nashville, TN 37221.

**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 it covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

**WITNESS** my hand this 25th day of August, 2000.

**SOUTHTRUST BANK,**
**an Alabama banking corporation**

By: Roger C. Cathey
Roger C. Cathey, Senior Vice-President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger C. Cathey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Senior Vice-President, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 25th day of August, 2000.

Notary Public

My Commission Expires: 3/29/03