Davidson County DEEDWARR
Recvd: 12/28/00 10:39 2pgs
Fees:11.00 Taxes:484.33
20001228-0126746

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39519** FILE BOX

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 130,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **18TH DAY OF DECEMBER, 2000.** NOTARY

Notary Public

MY COMMISSION EXPIRES: 3-14-03

BRENDA L. LEHMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| **CHARLES H. ROWE and wife,**<br>**DEBORAH M. ROWE**<br>**956 Harpeth Bend Drive**<br>**Nashville, Tennessee 37221** | 1st Trust Bank Services<br>P.O. Box 17257<br>Memphis, TN 38187 | **156-5-9**<br>**9D 28770** |

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, SCOTT H. SHEPARD and wife, JENNIFER L. BROWN SHEPARD**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES H. ROWE and wife, DEBORAH M. ROWE**

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 Lot No. 779, on the Plan of Section Four – First Addition, Harpeth Woods, of record in Book 5200, page 635, said Register's Office to which reference is hereby made for a more complete and accurate legal description.**

**BEING the same property conveyed to Scott H. Shepard and Jennifer L. Brown, both unmarried, as joint tenants with the right of survivorship, by deed from William R. Walker and wife, Linda J. Walker of record in Book 9419, page 60, Register's Office for Davidson County, Tennessee. The said Scott H. Shepard and Jennifer L. Brown having since married.**

Unimproved ( )
This is improved ( X) property, known as **956 Harpeth Bend Drive, Nashville, Tennessee 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 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 HANDS THIS 18TH DAY OF DECEMBER, 2000.**

X Scott H. Shepard
**SCOTT H. SHEPARD**

X Jennifer L Brown Shepard
**JENNIFER L. BROWN SHEPARD**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named **SCOTT H. SHEPARD and wife, JENNIFER L. BROWN SHEPARD,** the bargainors, with whom I am personally acquainted (or acted on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18th day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 5/26/02