PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **March, 2001** between **HELEN M. BRIGHT, unmarried** , GRANTOR, and **J. PAUL SHEPHERD and IRMA E. McCOY, husband and wife** , GRANTEE. *IRMA McCOY SHEPHERD a/k/a

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING Lot No. 69, Phase 1-B on the Plan of Oakcrest of record in Plat Book 6900, page 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James B. Bright and wife, Helen M. Bright by deed from William E. Baucom, Jr. and wife, Frances B. Baucom, of record in Book 11686, page 938, Register's Office, Davidson County, Tennessee, dated 9/30/99 and recorded 10/4/99. The said James B. Bright now being deceased.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by Grantee(s) herein; all matters appearing of record in Plat Book 6900, page 385; Restrictive Covenants of record in Book 7308, page 874; any and all easements, right-of-ways, setback lines, restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Helen M. Bright

HELEN M. BRIGHT
Signature of Seller

Davidson County DEEDWARR
Recvd: 03/12/01 13:59 2pgs
Fees:11.00 Taxes:662.30

20010312-0023455

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **HELEN M. BRIGHT, unmarried**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of **March, 2001.**

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2001

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

J. PAUL SHEPHERD and IRMA E. McCOY
305 OAKCREST COURT
HERMITAGE, TENNESSEE 37076

Property Address:

305 OAKCREST COURT
HERMITAGE, TENNESSEE 37076

Person Responsible for Taxes:

WELLS FARGO HOME MORTGAGE
4456 CORPORATION LANE
SUITE 100
VIRGINIA BEACH, VA 23462

Parcel #: MAP/PARCEL: 086-04-0-A/012.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$179,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **March, 2001.**

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2001

Notary Public

My Commission Expires: _____

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076