BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF MARCH, 2000. Notary Public MY COMMISSION EXPIRES: **OCTOBER 25, 2003** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/29/01 09:24 2pgs
Fees:11.00 Taxes:408.85
20010329-0030173

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENNIS L. SHEPPARD, ET UX	**SYNOVUS MORTGAGE CORPORATION**	**75-10-111**
(NAME) **8309 GORDON LANE**	(NAME) **800 SHADES CREEK PKWY., SUITE 375**	
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS) **BIRMINGHAM, AL 35209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, VICTOR M. CONSULO AND WIFE, APRIL CONSULO,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS L. SHEPPARD AND WIFE, C. ELLEN 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 Lot No. 56 on the Plan of Hermitage Estates, Section 1, as of record in Plat Book 3300, pages 70 and 71, 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 Victor M. Consulo and wife, April Consulo from James C. Smith and wife, Lola J. Smith by deed of record as Instrument No. 200007210072081, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters contained in the Plan of record in Book 3300, pages 70 and 71, and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Durable General Power of Attorney being recorded simultaneously herewith.
April Consulo and April M. Consulo are one and the same person.

Unimproved ( )
This is improved(X) property, known as **8309 GORDON LANE, HERMITAGE, TN 37076**
(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 our hands this 28th DAY OF **MARCH, 2001**.

Victor M. Consulo
By: April M. Consulo, Attorney
In fact for Victor M. Consulo
VICTOR M. CONSULO
BY: APRIL M. CONSULO, ATTORNEY
IN FACT FOR VICTOR M. CONSULO

April Consulo
APRIL CONSULO

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 **April Consulo**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE , Tennessee this 28th DAY OF **MARCH, 2001**.

Commission expires: **OCTOBER 25, 2003**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A. Cohen
Notary Public

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 **APRIL M. CONSULO, ATTORNEY IN FACT FOR VICTOR M. CONSULO**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **VICTOR M. CONSULO** and who acknowledged that she executed the same as the free act and deed of **VICTOR M. CONSULO**.

Witness my hand and official seal at Nashville , Tennessee this 28th day of March, 2001.

Commission expires: **October 25, 2003**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A. Cohen
Notary Public