WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/01 10:32 2pgs
Fees:13.00 Taxes:372.59

20010814-0087487

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2001

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 25, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim Gray (NAME)	CTX Mortgage Company (NAME)	MAP 086-12-0
481 Rockwood Drive (ADDRESS)	P.O. Box 199000 (ADDRESS)	PARCEL 006.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (CITY) (STATE) (ZIP)	FB #04D-13102

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, MELANIE R. VALENTINE SHEPHARD, unmarried

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

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. 23 on the Plan of Hermitage Woods, Section Three, as of record in Book 5050, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Melanie R. Valentine Shephard, by Special Warranty Deed from Federal National Mortgage Association, of record in Book 8141, Page 520, and re-recorded in Book 8153, Page 974, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 5211, Page 812, in Book 5239, Page 850, and in Book 6145, Page 135, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of Melanie R. Valentine Shephard pursuant to a Power of Attorney executed by her on the 3rd day of July, 2001, and being filed for record under Instrument No. 20010814-0087486 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 481 Rockwood Drive, 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 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 my hand this 27th day of July, 2001

MELANIE R. VALENTINE SHEPHARD

By: Heidi Williams

HEIDI WILLIAMS, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this 27th day of July, 2001, before me personally appeared HEIDI WILLIAMS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MELANIE R. VALENTINE SHEPHARD and acknowledged that she executed the same as the free act and deed of said MELANIE R. VALENTINE SHEPHARD.

Witness my hand and official seal at Mt. Juliet, Tennessee.

My Commission Expires: JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires October 23, 2003

Judy Harrison
Notary Public