File Box 9B
First Title & Escrow

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Kurt G. Shepherd and wife Sarah R. Shepherd	Union Planters Bank	Map: 146-15
628 Brentlawn Rd.	P.O. Box 2127	Parcel(s) 186(4) & 187(9)
Nashville, TN 37220	Memphis, TN 38101-2127	6DU-83760(4) 6DU-83761(9)

For and in Consideration of the sum of $269,000.00---------- cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Melissa Reynolds-Nelson, formerly Melissa G. Reynolds, a married person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Kurt G. Shepherd and wife, Sarah R. Shepherd

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lots Nos. 4 and 9 on the resubdivision of Lots 1,3,4, and 9, **Overton Park, Section II**, as of record at **Plat Book 8250, page 821** (which voids, vacates, and supercedes the plan at Plat Book 8250, page 499) in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 10134, page 190*** , in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

Restrictive Covenants of record at Book 9897, page 625 and the limitations shown on said plan at Plat Book 8250, page 821, both said Register's Office.

*and by deed of record at **Book 10680, page 709**

David F. Nelson, spouse of the said grantor, Melissa Reynolds-Nelson (formerly known as Melissa G. Reynolds), joins herein for the sole but express purpose of conveying any and all rights, title, and/or interests he has or may have in the herein described property by virtue of his marital status with said grantor.

Davidson County DEEDWARR
Recvd: 09/04/01 13:56 2pgs
Fees:13.00 Taxes:995.30
20010904-0095362

This is **improved** property known as: 628 Brentlawn Rd., Nashville, TN 37220
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 18th day of **AUGUST**, 20 **01**

David F. Nelson

Melissa Reynolds-Nelson
(formerly Melissa G. Reynolds)

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ 269,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON August 31, 2001

My Commission Expires: _____

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

My Commission Expires NOV. 29, 2003

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Reynolds-Nelson (formerly Melissa G. Reynolds) and her spouse, David F. Nelson

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on August 18, 2001.

My Commission Expires: 10-25-2003

Notary Public

RUDOLPH ... NOTARY PUBLIC AT LARGE ... TENNESSEE

STATE OF TENNESSEE:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public