SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

A. SCOTT HUDDLESTON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires May 27, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$111,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF **AUGUST, 2001.**

Notary Public

MY COMMISSION EXPIRES: 5/27/05

(AFFIX SEAL)

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
JUANA FIGUEROA, ET AL	Countrywide Home Loans, Inc.	**133-12-161**
(NAME) **249 ELYSIAN FIELDS ROAD**	(NAME) 4500 Park Granada	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) Calabasas, CA 91302-1613	
(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, **I, CHARLES R. SHEPHERD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUANA FIGUEROA, UNMARRIED AND MARIA ALVAREZ, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 37 on the Plan of Valley View Meadows Subdivision, Section 3, as of record in Book 3700, page 93, Register's Office for said County.

Said Lot No. 37 fronts 80.0 feet on the easterly side of Elysian Fields Road, and extends back between lines, 180.17 feet on the northerly line, and 192.96 feet on the southerly line, to a line in the rear on which it measures 81.02 feet thereon.

Being the same property conveyed to Charles R. Shepherd and wife, Carole D. Shepherd by deed from Claude T. Byrd and wife, Georgia Ruth Byrd of record in Book 8745, page 553, Register's Office for Davidson County, Tennessee. The said Carole D. Shepherd having since died.

This conveyance is subject to all matters as set forth in the Plan of record in Book 3700, page 93, restrictions of record in Book 6593, page 467, Book 3673, page 439, Book 3770, page 214 and Book 4065, page 227, easements of record in Book 3182, page 261, Book 3498, page 196, Book 3504, page 80, avigation easement of record in Book 8745, page 551, said Register's Office and easement for flow of waters of Seven Mile Creek and the rights of the public therein.

Unimproved ( )
This is improved(X) property, known as **249 ELYSIAN FIELDS ROAD, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 09/11/01 11:39 2pgs
Fees:13.00 Taxes:410.70

20010911-0098642

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 my hand this 28th day of **August, 2001**.

Charles R. Shepherd

CHARLES R. SHEPHERD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lee A. Cohen, a Notary Public in and for said County and State, the within named **Charles R. Shepherd,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Commission expires: OCTOBER 25, 2003.

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee A. Cohen

LEE A. COHEN Notary Public