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Davidson County DEEDWARR
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Fees:18.00 Taxes:1165.50
20010928-0105332

RECORD & RETURN TO:
FILE BOX 36

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 17353

WARRANTY DEED

Name and Address of New Owner: **Michael Scott Sheppard** **Ivy Summer Burch** **716 Boscobel Street** **Nashville, TN 37206**
Send Tax Bills To: **Netfirst Mortgage, Inc.** **445 Atlanta South Parkway, Suite 105** **Atlanta, GA 30349-2469**
Street Address of Subject Property **716 Boscobel Street** **Nashville, TN 37206** **Map – Parcel No.** **Map: 82-16** **Parcel: 333.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marion Keith Grant**, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Michael Scott Sheppard, unmarried and Ivy Summer Burch, unmarried,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 87 and the westerly one-half of Lot No. 88 on the Map of Williams' Addition to Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 87 and part of Lot No. 88 adjoin and front together 75.0 feet on the south side of Boscobel Street and run back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Marion Keith Grant, unmarried by Warranty Deed from John M. Carter, unmarried of record in Book 9570, page 430, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. All matters as shown on the plan of record in Book 211, page 45, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 716 Boscobel Street, Nashville, TN 37206.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 25 day of September, 2001.

Marion Keith Grant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 25, 2001, before me personally appeared Marion Keith Grant to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 25 day of September, 2001.

NOTARY PUBLIC

My Commission Expires:_____

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is ~~$300,000.00~~ $315,000.00

Affiant

Subscribed and sworn to before me this 25 day of September, 2001.

NOTARY PUBLIC

My commission expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE