THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

WARRANTY DEED

THIS INDENTURE, made this 7th day of August, 2001 between **JAMES MICHAEL SHEPARD AND WIFE, MARY SUE HARTLINE-SHEPARD** of **DAVIDSON** County, Tennessee, First Parties, and Georgena J. Virga

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO JAMES MICHAEL SHEPARD AND WIFE, MARY SUE HARTLINE-SHEPARD BY DEED FROM RALPH E. TURNER AND WIFE, ANITA S. TURNER OF RECORD IN BOOK 8817, PAGE 962, SAID REGISTER'S OFFICE.
~~Being this same property conveyed to James Michael Shepard and wife, Mary Sue Hartline-Shepard by Warranty Deed from Ralph E. Turner and wife, Anita S. Turner of record in Book 8817, Page 962, Register's Office for Davidson County, TN~~
This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

James Michael Shepard
JAMES MICHAEL SHEPARD

Mary Sue Hartline-Shepard
MARY SUE HARTLINE-SHEPARD

Davidson County DEEDWARR
Recvd: 10/22/01 14:45 3pgs
Fees:18.00 Taxes:810.30
20011022-0115053

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JAMES MICHAEL SHEPARD**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of August, 2001.

Anita Kay Donnell
Notary Public
Printed name: Anita Kay Donnell

My commission expires: May 28, 2003
(NOTARY SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MARY SUE HARTLINE-SHEPARD**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of August, 2001.

Notary Public

My commission expires: May 28, 2003 Printed name: Anita Kay Downe II
(NOTARY SEAL)

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Georgena J. Virga
2163 Tinnin Road
Goodlettsville, TN 37072

RESPONSIBLE TAXPAYER:
CTX Mortgage Company, LLC
216 Centerview Drive, Suite 233
Brentwood, TN 37027

CLT# 7-00-0-12.00

STATE OF TENNESSEE, ~~DAVIDSON~~ WILLIAMSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 219,000.00.

(AFFIANT)

Subscribed and sworn to before me, this 5th day of October, 2001

Notary Public

My commission expires _____ Printed Name Angela A. Ramsey

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JUL. 27, 2002

EXHIBIT "A"

Land in the 10th Civil District of Davidson County, Tennesee, described according to a survey made by Wayne S. Cooper, Sr., Surveyor, February 18, 1973, as follows:

Beginning at an iron pin in a fence line common with Willard Pursly and running thence N. 86 degrees 34' W. 1424.4 feet to a point; thence N. 5 degrees E. 557.8 feet to an iron pin in a hickory; thence S. 86 degrees 30' E. 70 feet to a point in Church Camp Road; thence continuing with same, S. 46 degrees E. 100 feet to a point; thence with the center line of Church Camp Road, S. 16 degrees E. 200 feet to a point, S. 61 degrees 30' E. 162 feet to a point; thence S. 87 degrees 30' E. 398 feet to a point; thence S. 83 degrees E. 169 feet to a point; thence S. 47 degrees E. 220.5 feet to a point; thence S. 63 degrees E. 123.2 feet to a point; thence S. 80 degrees E. 101.5 feet to a point; thence N. 85 degrees 30' E. 97.4 feet to an iron pin in the center of the road; thence S. 8 degrees 27' W. 55 feet to the beginning, containing 7.931 acres more or less together with perpetual easement for ingress and egress as contained in Book 7032, Page 433 and modified in Book 8654, Page 47, said Register's Office.