Davidson County DEEDWARR
Recvd: 12/28/01 12:03 2pgs
Fees:13.00 Taxes:258.26

20011228-0143644

Prepared by: Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

Seller: Sheppard
Order No.: 12753

4029565

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Shirley Lizbeth Melgar (Name)	Pulte Mortgage Corp. (Name)
110 Elizabeth Court (Street Address or Route Number)	7475 South Joliet Street (Street Address)
Antioch, Tennessee 37013 (City) (State) (Zip)	Englewood Colorado, 80112 (City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to Joseph B. Sheppard (hereinafter referred to as Grantor, whether one or more) by

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

Land in Davidson County, TN, being Unit or Building Site No. 10 on the Plan of Sterling Wood, of record in Plat Book 6250, page 648, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph B. Sheppard by deed from Melanie L. Rowe n/k/a Melanie Johnson and husband, Ronnie L. Johnson of record in Book 10709, Page 668, Register's Office for Davidson County, TN.

TAX PARCEL NO.: 149-2C-10

Unimproved ( )
This is improved (x) property, known as 110 Elizabeth Court
(House Number) (Street) (P.O. Address)

Antioch
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2 day of MAY, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joseph B. Sheppard

STATE OF NC

COUNTY OF Mecklenburg

Personally appeared before me, Joseph B Sheppard, a Notary Public in and for said County and State, Joseph B. Sheppard, the within named bargainor, with whom I am personally acquainted (or proven 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 Charlotte, NC, this 2 day of May, 2001.

Allison M MacHarte
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
DECEMBER 9, 2004

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 69,800.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Shirley Liz Metzger

STATE OF Tennessee

COUNTY OF Davidson

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 20th day of December, 2001.

Notary Public

My Commission Expires: 1-18-05

(Affix Seal)

JEAN SHAFFER NOTARY PUBLIC AT LARGE DAVIDSON CO. TN