*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
Otto V. Torndahl and Lucy F. K. Torndahl
3409 Keystone Avenue
Nashville, TN 37211

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 133-1
PARCEL 317.00
06DA-38519

Davidson County DEEDWARR
Recvd: 01/31/02 09:05 2pgs
Fees:13.00 Taxes:194.25
20020131-0013553

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nettie L. Shepherd, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Otto V. Torndahl and wife, Lucy F. K. Torndahl, as tenants by the entirety, 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:

BEING Lots Nos.56 and 57 on the Plan of Sunrise Heights Addition, of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charlie J. Shepherd and wife, Nettie L. Shepherd, by deed from Phillip Saindon and wife, Eva Belle Saindon of record in Book 1851, Page 164, Register's Office for Davidson County, Tennessee. The said Charlie J. Shepherd having since died.

This is the same description as in previous deed of record.

Taxes for 2001 are paid, Taxes for 2002 have been assumed by Grantees.

Martha Sowell executed this instrument on behalf of Nettie L. Shepherd pursuant to a Power of Attorney which is being placed of record currently herewith.

This is improved property known as 3405 Keystone Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Otto V. Torndahl and wife, Lucy F. K. Torndahl, their heirs and assigns, forever; and I, Nettie L. Shepherd, a widow do covenant with the said Grantees that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of January, 2002.

Nettie L Shepherd by Martha Sowell, Attorney in fact

Nettie L. Shepherd by
Martha Sowell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Martha Sowell with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 30th day of January, 2002.

Notary Public

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,500.00.

AFFIANT

Subscribed and sworn to before me this 30th day of January, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004