Davidson County DEEDWARR
Recvd: 05/24/02 10:54 2pgs
Fees:13.00 Taxes:329.30

20020524-0063439

Box 13

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File # 3193

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$89,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2002.

Notary Public

My commission expires: 3/26/05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **VALERIE A. CLEMENTE** | **America's Wholesale Lender** | **Map 161-1, Group A, Parcel 043-CO** |
| **5320 Edmondson Pike** | **750 Old Hickory Blvd.** | + 161-1A-~~043~~16 |
| **Nashville, TN 37211** | **Brentwood, TN 37027** | ↓ Garage |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**KURT G.L. SHEPHERD, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**VALERIE A. CLEMENTE**, unmarried

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, TN, being Unit No. 5320 together with the garage designated as Garage #16 on the Plan of Danbury Condominiums as shown in Exhibit "C " to the Master Deed as of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Kurt G.L. Shepherd by deed from Mary Lou Cheuvront and Sandra Lynn Hope, both unmarried, of record in Book 11631, Page 886, said Register's Office. Deed of correction of record in Instrument #20001120-0114535, Register's Office for Davidson County, Tennessee.**

**Sarah Shepherd joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described as spouse of Kurt G.L. Shepherd.**

This is improved (__x__) Unimproved (____) property, known as **5320 Edmondson Pike, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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, againsz the lawful claims of all persons whomsoever. Wherever used, the singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of May, 2002.

**Kurt G.L. Shepherd**

**Sarah Shepherd**

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, KURT G.L. SHEPHERD and wife, SARAH SHEPHERD, the bargainors, with whom I am personally acquainted and proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of May, 2002.

**Notary Public**

**My Commission Expires:** 3/18/2003

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY
My Commission
March 18, 20