19295

RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/03 16:03 2pgs
Fees:13.00 Taxes:597.55

20030102-0000796

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $161,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF DECEMBER, 2002.

NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19295SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dan H. Shipley 121 Twin Hills Drive Madison, TN 37115	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	34-03-15

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, Bernice R. Woodard, Trustee of and The Bernice R. Woodard Trust, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Dan H. Shipley, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Shepherd Hills, Section IV, of record in Book 2854, page 100, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion of the property conveyed to Bernice R. Woodard, Trustee of the Bernice R. Woodard Trust, by Quitclaim Deed of record in Book 8651, page 403, in the Register's Office for Davidson County, Tennessee.

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

1. 2002 Davidson County taxes which have been prorated by the parties and paid. 2003 Davidson County taxes and all subsequent taxes are assumed by the Grantees; and
2. All matters shown on plat of record in Book 2854, page 100, in the Register's Office for Davidson County, Tennessee; and
3. 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.

This property is also known as improved property located at 121 Twin Hills Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is 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 GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 30th day of December, 2002.

The Bernice R. Woodard Trust:

BY: Bernice R Woodard Trust
Bernice R. Woodard, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 30, 2002, before me personally appeared Bernice R. Woodard, Trustee of and The Bernice R. Woodard Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument being authorized so to do, and acknowledged that he executed the same in his capacity as Trustee of said Trust.

Witness my hand and official seal this 30 day of December, 2002.

NOTARY PUBLIC