Return to: & Prepared by:

Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

RECORD & RETURN TO:
FILE BOX 36

Davidson County DEEDWARR
Recvd: 01/21/03 09:55 2pgs
Fees:13.00 Taxes:362.60

20030121-0008098

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF Dec, 2002.

NOTARY PUBLIC

My Commission Expires July 30, 2005

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19267SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Darlene Krystynak 6362 Alamo Place Nashville, TN 37209	New Owner	91-9-201

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, **Brenda E. Shepherd, Unmarried** , hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Darlene Krystynak, Unmarried,** hereinafter called **"GRANTEES,"** their 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. 8, Block C, on the plan of Croleywood Subdivision, as of record in Plat Book 1130, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eddie D. Shepherd and wife, Brenda E. Shepherd, by deed from T.W. Mayes and wife, Doy P. Mayes, of record in Book 6164, page 717, Register's Office for Davidson County, Tennessee. The said Eddie D. Shepherd conveyed all of his rights, title and interest in subject property to Brenda E. Shepherd, by quitclaim deed of record in Book 11172, page 409, 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 paid by the Grantor and prorated by the parties; and
2. 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; and
3. Matters shown on plan of record in Plat Book 1130, page 100, Register's Office for Davidson County, Tennessee; and
4. Restrictive Covenants of record in Book 1429, page 80, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6362 Alamo Place, Nashville, TN 37209.

with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 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 23 day of Dec, 2002.

Brenda E. Sheperd
Brenda E. ~~Sheperd~~ SHEPHERD BS

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Brenda E. Sheperd 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, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 23 day of Dec, 2002.

NOTARY PUBLIC

