File #200350575

Davidson County DEEDWARR
Recvd: 07/08/03 12:19 2pgs
Fees:13.00 Taxes:399.60

20030708-0093625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00.

Pamela R Shepherd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/25/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela L. Shepherd	First Tennessee	Map 86-04-0
(NAME)	(NAME)	
508 Jackson Thistle	1615 W. Main St.	Parcel 002.00
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Lebanon, TN 37018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ANDY D. BENNETT AND WIFE, SIDNEY S. F. BENNETT,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **PAMELA L. SHEPHERD, MARRIED,** 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, Tennessee, being all of Lot No. 152, on the Plan of Jackson Retreat, Phase III, as shown by plat appearing of record in Plat Book 5200, Pages 517 and 518, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Andy J. Bennett and wife, Sidney S. F. Bennett by Warranty Deed of record in Book 6156, Page 338, Register's Office for Davidson County, Tennessee. Andy J. Bennett and Andy D. Bennett being one in the same person.

This conveyance is subject to the following: Declaration of Covenants Conditions and Restrictions of record in Book 5676, Page 67; Book 6056, Page 672; Book 6806, Page 256; Sewer Easement of record in Book 6077, Page 968; Utility Easement of record in Book 6095, Page 138 and, any and all matters shown on plat of record in Plat Book 5200, Pages 517 and 518; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 508 Jackson Thistle, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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 7th day of July, 2003.

Andy D Bennett

Sidney S. F. Bennett

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Andy D. Bennett and wife, Sidney S. F. Bennett who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of July, 2003.

Notary Public

My Commission Expires: 10/25/03

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076