THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21434-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $65,000.00. Affiant Subscribed and sworn to before me this 28th day of July, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael L. Cornish 161 East End Road Goodlettsville, TN 37072	New Owner	Map No. 002-00 Parcel No. 018.00 and 019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judy S. Furlough, Starla Rose Shepherd, Betty S. Fielder, Richard Shepherd, Eddie Don Shepherd, Roger Jerdon Shepherd, Jerry Shepherd, Toby Shepherd, Tammy Shepherd and Tony Shepherd,*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael L. Cornish, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *Heirs-At-Law of Wilma Shepherd

This is Improved property located at 161 East End, Goodlettsville, TN, 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this July 28, 2003.

Judy S. Furlough

Starla Rose Shepherd by Betty Shepherd Fielder her atty-in-fact

Starla Rose Shepherd by
Betty Shepherd Fielder her Atty-In-Fact

Betty S. Fielder

Richard Shepherd

Eddie Don Shepherd

Roger Jerdon Shepherd

Jerry Shepherd

Toby Shepherd

Davidson County DEEDWARR
Recvd: 08/04/03 15:37 3pgs
Fees:18.00 Taxes:240.50
20030804-0110323

Tammy Shepherd

Tammy Shepherd

Tony Shepherd

Tony Shepherd

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judy S. Furlough, Betty S. Fielder, Richard Shepherd, Eddie Don Shepherd, Roger Jerdon Shepherd, Jerry Shepherd, Toby Shepherd, Tammy Shepherd and Tony Shepherd, with whom I am personally acquainted (or 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, at office in Nashville, Tennessee, this 28th day of July, 2003.

WILLIAM T. CHAPMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty S. Fielder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Starla Rose Shepherd, as her Attorney-In-Fact, as the free act and deed of the within named Principal.

Witness my hand, at office in Nashville, Tennessee, this 28th day of July, 2003.

WILLIAM T. CHAPMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

Notary Public

My Commission Expires: _____

EXHIBIT "A"

Land located in the old 20th Civil District of Davidson County, Tennessee approximately 5 ½ miles North of Goodlettsville, Tennessee, off Hwy. 41.

Described according to a survey made by Cummings & Cummings Surveyors & Consultants, dated November 5, 1970 as of record in Book 4464, page 573, Register's Office for Davidson County, Tennessee.

Beginning at a point in the East End Road, corner marker is a large tree with wire through the middle, being the Southwest corner of the property herein conveyed, thence N 7 deg. 41 min. E 1,047.6 feet to a point in the branch thence S. 87 deg. 00 min. E. 85.5 feet to a point; thence S. 6 deg. 52 min. 40 sec. E 637.2 feet to a point; thence S. 23 deg. 30 min. W 503.7 feet to a point in the North edge of East End Rd. (blacktop); thence with said road N. 58 deg. 12 min. 120 feet to the point of beginning and containing 4.27 acres, more or less, all according to a recorded survey.

Being part of the same property conveyed to Jimmy D. Victory et ux, et al, by a deed of record in Deed Book 4467, page 908, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gurney J. Sheperd and wife, Wilma Sheperd by deed dated August 25, 1971 from Jimmy D. Victory and wife, Jacqulyn I. Victory, Larry Wayne Victory and wife, Octie Ruth Victory of record in Book 4556, page 971, Register's Office for Davidson County, Tennessee, and to Gurney Jerdon Sheperd and wife, Wilma by deed dated November 15, 1971 from Laurence C. Benham and wife, Mary R. Benham of record in Book 4562, page 807, Register's Office for Davidson County, Tennessee. Gurney J. Shepherd and Gurney Jerdon Shepherd are one and the same person. Gurney S. Shepherd died on April 20, 1975. Wilma Shepherd died intestate on June 21, 2002, leaving her children, Judy S. Furlough, Starla Rose Shepherd, Betty S. Fielder, Richard Shepherd, Eddie Don Shepherd, Roger Jerdon Shepherd, Jerry Shepherd, and her grandchildren Toby Shepherd, Tammy Shepherd, and Tony Shepherd, who are the children of her deceased child Lonnie Shepherd, as her only heir-at-law. Affidavit of Heirship of record in Instrument No. 20021112-0139913, Register's Office for Davidson County, Tennessee. Wilma Sheperd, Wilma Shepherd and Wilmadene C. Shepherd are one and the same person.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
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
3) Easement for the flow of a creek across the subject premises.