Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $239,000.00

Affiant

Subscribed and sworn to before me, this 18th day of September, 2003.

Notary Public
My commission expires: **MY COMMISSION EXPIRES: March 27, 2004**

Davidson County DEEDWARR
Recvd: 09/29/03 14:56 2pgs
Fees:13.00 Taxes:884.30
20030929-0143594

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kevin Sheppard	Taylor, Bean & Whitaker Mtg	103-12-041
244 Cherokee Dr.	Mailstop: S	
Nashville TN 37205	1417 N. Magnolia Ave	
	Ocala, FL 34475-9078	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Guagliano and wife, Elizabeth A. Guagliano, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin Sheppard and wife, Tina Sheppard, hereinafter called the Grantees, their successors 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 the westerly Part of Lot No. 54 of Block "1" on the Plan of Cherokee Park, Section 3, of record in Book 843, Pages 2 and 3, Register's Office for said County.

Said part of Lot No. 54 fronts 60 feet on the easterly side of Cherokee Road and extends back 188.43 feet on the northerly line and 168.86 feet on the southerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to John Guagliano and wife, Elizabeth A. Guagliano by deed from Lisa Cowan and Wade Bonham Cowan, of record in Instrument No. 20001017-0103019, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 244 Cherokee Dr., Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of September, 2003.

John Guagliano

Elizabeth A. Guagliano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Guagliano and Elizabeth A. Guagliano, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 12th day of September, 2003.

Notary Public

My Commission expires 03/14/05