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O.D.

Davidson County DEEDWARR
Recvd: 10/02/03 15:35 2pgs
Fees:13.00 Taxes:703.00

20031002-0145875

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $190,000.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2003. Notary Public My Commission Expires:

GEORGE V. CRAWFORD JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Mark A. Shepard and wife, Goldie F. Shepard 4500 Post Road, #42 Nashville, TN 37205	Advanced Financial Services 25 Enterprise Center Newport, RI 02842	103-14-0 A 042.00CO STA 60241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTHA S. WOLFE AND HUSBAND, JAMES H. WOLFE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARK A. SHEPARD AND WIFE, GOLDIE F. SHEPARD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. D-42 in a Horizontal Property Regime located on the Plat of The Hillwood, of record in Book 5200, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martha S. Wolfe and husband, James H. Wolfe, by deed from Helen D. Miller, a widow, of record in Book 10653, page 489, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Master Deed establishing a Horizontal Property Regime of record in Book 5280, page 464, Register's Office for Davidson County, Tennessee, as amended at Book 7702, page 606 and Book 7822, page 263, Register's Office for said County.

2. Matters shown on the Plan of record in Book 5200, page 43, Register's Office for said County.

This is improved property known as 4500 Post Road, #42, 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 and assigns, forever; and we covenant with the said Grantees that we 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 15th day of October, 2003.

Martha S. Wolfe

James H. Wolfe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA S. WOLFE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of October, 2003.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES H. WOLFE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of October, 2003.

Notary Public

My Commission Expires JULY 21, 2007

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.