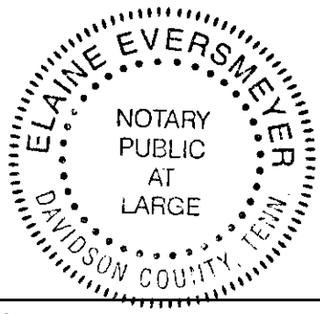
WARRANTY DEED



My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Katherine Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2003.

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1-29-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/07/03 08:48 2pgs
Fees:13.00 Taxes:469.90

20031107-0163532

D-0354

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Sheppard	Union Planters Bank, N.A.	083-08-0-268.00
(NAME)	(NAME)	
813 Crescent Hill Road	2019 Richard Jones Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Randy Tobitt, a married man and Jason Browning, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig Sheppard, unmarried, 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:

Being Lot No. 36 as shown on the Plan Final Plat Rosebank Meadows – Phase One, as recorded in Plat Book 9700, Page 531, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randy Tobitt, a married man and Jason Browning by Warranty Deed from Rosebank Meadows Subdivision, LLC, dated July 23, 2003 of record in Instrument Number 20030805-0110848, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Misty N. Tobitt joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Randy Tobitt.

Emily B. Browning joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Jason Browning.

unimproved ☐

This is improved ☒ property, known as 813 Crescent Hill Road, Nashville, TN 37206

(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 we do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 31st day of October, 2003.

Misty N. Tobitt by Randy Tobitt AIF
Misty N. Tobitt by Randy Tobitt, Attorney in Fact

Randy Tobitt
Randy Tobitt

Emily B. Browning by Jason Browning AIF
Emily B. Browning by Jason Browning, Attorney in Fact

Jason Browning

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Tobitt, a married man and Jason Browning, a married man the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of October, 2003.

Commission expires: 1/29/05

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jason Browning, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Emily B. Browning, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Emily B. Browning. Witness my hand and Notarial Seal this 31st day of October, 2003.

Notary Public

My Commission Expires: 1/29/05

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Randy Tobitt, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Misty N. Tobitt, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Misty N. Tobitt. Witness my hand and Notarial Seal this 31st day of October, 2003.

Notary Public

My Commission Expires: 1/29/05

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027