This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 01/06/04 12:39 2pgs
Fees:13.00 Taxes:425.13
20040106-0001988

ADDRESS NEW OWNER:
Dale A. Sheppard
833 Ember Lake Drive
Nashville, TN 37214

SEND TAX BILL TO:
~~Owner~~
Lender

MORTGAGEE:
Mortgage Resources, Inc.
404 BNA Drive, Suite 400
Nashville, TN 37217

MAP 108
GROUP 4
PARCEL 13.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **I, NOAH M. NICHOLS, an unmarried man,** have this day bargained and sold, and do hereby transfer and convey unto **DALE A. SHEPPARD, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 33, on the Plan of Larchwood, Section 2, of record in Book 5200, Page 57, Register's Office for said County, to which plat reference is hereby made for a more detailed description of said lot.
>
> Being the same property conveyed to Noah M. Nichols, an unmarried man, from Robert W. Becker, an unmarried man, by deed dated October 22, 1999, of record in Book 11718, Pages 818-820, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 833 Ember Lake Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

I COVENANT with the Grantee herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2003 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 5200, Page 57, restrictions, and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of December, 2003.

Noah M. Nichols

Noah M. Nichols

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid state and county, **Noah Nichols, an unmarried person,** the bargainor, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office in Lebanon, Tennessee, on this the 31st day of December, 2003.

NOTARY PUBLIC

KATHLEEN A. TOWLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 3-28-04

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is $114,900.00 which amount is equal to or greater than the amount which the property or interest transferred would command at a fair and voluntary sale.

Dale A. Sheppard

AFFIANT

Subscribed and sworn to before me this the 31st day of December, 2003.

NOTARY PUBLIC or REGISTER OF DEEDS

KATHLEEN A. TOWLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 3-28-04