THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22363-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $224,500.00. Carrie Tiesler Affiant Subscribed and sworn to before me this 5th day of March, 2004. Rachel Wilson Notary Public My Commission Expires: MAR. 31, 2007

RACHEL WILSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Justin Williams Anna Williams 6912 Harpeth Glen Trace Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.155-03-D Parcel No. 066.00 CO

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, **Ronald P. Shepherd and wife, Susie D. Shepherd**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Williams and wife, Anna Williams** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 6912 Harpeth Glen Trace, Nashville, TN, 37221

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 the 5th day of March, 2004.

Ronald P. Shepherd

Susie D. 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, **Ronald P. Shepherd and Susie D. 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, this 5th day of March, 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 03/09/04 15:14 2pgs
Fees:13.00 Taxes:830.65

20040309-0027145

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Section 1 Allens Green, as of record in Plat Book 7900, page 632, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald P. Shepherd and wife, Susie D. Shepherd by deed dated 02/14/1995 from Zaring Homes, Inc., an Ohio Corporation of record in Book 9601, Page 921 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee;
2) Declaration of Covenants, Conditions By-Laws and Retrictions for Allens Green Homeowners Association, Inc., of record in Book 9231, Page 789, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons);
3) Dedication of common area to Allens Green Homeowners Association, Inc. of record in Book 11411, Page 193, Register's Office for Davidson County, Tennessee;
4) Easement for ingress & egress of record in Book 9227, Page 976, Register's Office for Davidson County, Tennessee;
5) Easement for drainage of record in Book 8278, Page 236, Register's Office for Davidson County, Tennessee;
6) Easement for public utilities of record in Book 8626, Page 884, Register's Office for Davidson County, Tennessee;
7) Storm water detention agreement of record in Book 9278, Page 36, Register's Office for Davidson County, Tennessee;
8) All matters appearing on the Plan of record in Plat Book 7900, page 585, Register's Office for Davidson County, Tennessee; and
9) All matters appearing on the Plan of record in Plat Book 7900, page 632, Register's Office for Davidson County, Tennessee.

RETURN TO:

Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212