20122

(1)

Box 36

Davidson County DEEDWARR
Recvd: 06/02/04 15:00 2pgs
Fees:13.00 Taxes:833.06

20040602-0064687

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,150.00.

Affiant

Subscribed and sworn to me on May 28, 2004.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

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STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20122SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patrick Adam Shepard 3506 Murphy Road Nashville, TN 37205	SAME	104-5-100

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dennis P. Russell and wife, Jennifer Lyn Russell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Patrick Adam Shepard, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Hardison and Young's Lots in West End Park, being Subdivision of Lots 41, 42, 43, 44, 45, 46, 47, and 48, inclusive, of original Plan of West End Park, as of record in Book 421, Page 190, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Dennis P. Russell and Jennifer Lyn Russell, Husband and wife, by Deed dated August 31, 2000 from William E. Davis and Jill F.R. Davis, Husband and Wife, of record in Instrument No. 200009010086912, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Easement for Water Main of record in Book 602, page 106, Register's Office for Davidson County, Tennessee; and

3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3506 Murphy Road, 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 GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on May 28, 2004.

Dennis P. Russell
Dennis P. Russell

Jennifer Lyn Russell
Jennifer Lyn Russell

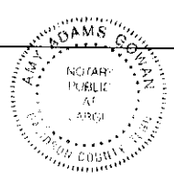
STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 28, 2004, before me personally appeared Dennis P. Russell and Jennifer Lyn Russell to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 28, 2004.

Amy Adams Gowan
NOTARY PUBLIC

My Commission Expires: _____



NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE