WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,800.00

Judith Kay Adkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2004.

Brenda R. Lehman
Notary Public

MY COMMISSION EXPIRES: 3/10/2007
(AFFIX SEAL)

Brenda R. Lehman Notary Public At Large Davidson County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Baugh Shapard, III	Union Planters Bank	75-4-226
(NAME) 4770 Trenton Drive	(NAME) P.O. Box 1718	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Memphis, TN 38101-1718	
(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, Terry D. Massey and wife, Vickie L. Massey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Baugh Shapard, III, 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:

Land in Davidson County, Tennessee, being Lot No. 553 on the Plan of Tulip Grove, Section 9 of record in Plat Book 4675, Page 135, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terry D. Massey and wife, Vickie L. Massey, by Warranty Deed dated July 30, 1999, from James Kenneth Williams and wife, Juanita L. Williams of record in Book 11606, Page 549, Register's Office for Davidson County, Tennessee.

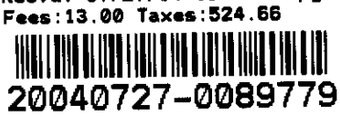
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4770 Trenton Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 07/27/04 15:17 2pgs
Fees:13.00 Taxes:524.66



20040727-0089779

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 23rd day of July, 2004.

Terry D. Massey

Vickie L. Massey

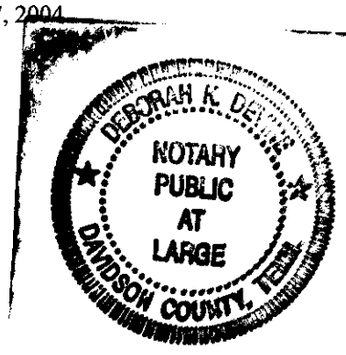
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry D. Massey and Vickie L. Massey, 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 and official seal at Nashville, Tennessee this 23rd day of July, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public