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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/14/04 11:18 2pgs
Fees:13.00 Taxes:99.90
20041214-0148430

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $27,000.00

Affiant

Subscribed and sworn to before me, this 1st day of December, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE CO. TN

03-0411-32373

Address of New Owner:	Send Tax Bills to:	Tax Information
John Burls 2405 EDEN STREET NASHVILLE, TN 37208	NEW OWNER	92-03-0-203

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter C. Shepherd and Darryle E. Cannon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Burls, hereinafter called the Grantees, their successors 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. 238, of Block 16 on the Plan of Heffernan (erroneously referred to as Hefferman in the prior deed of record) Place, of record in Book 161, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter C. Shepherd, Jr., unmarried, by deed from Darryle Cannon and wife, Rosalyn D. Cannon, of record in Book 6782, Page 384, Register's Office for Davidson County, Tennessee. Walter C. Shepherd, Jr. conveyed his interest in subject property to Walter C. Shepherd, Jr. and Darryle E. Cannon by quitclaim deed of record in Book 11131, Page 354, said Register's Office.

Subject property is not the principal residence of the grantors, nor their spouses or any dependants.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2405 Eden Street, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of December, 2004.

Walter C. Shepherd

Darryle E. Cannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter C. Shepherd and Darryle E. Cannon, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of December, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05