20549

Davidson County DEEDWARR
Recvd: 01/18/05 14:14 2 pg
Fees:13.00 Taxes:3730.39

20050118-0006140

(1) Box 36

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 $1,008,214.19.

Affiant

Subscribed and sworn to me on January 12, 2005.

NOTARY PUBLIC

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

NOTARY PUBLIC
AT LARGE
Amy Adams Cowan
My Commission Expires
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STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20549SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John M. Shepherd Revocable Trust 3309 Skyline Drive Nashville, TN 37215	same	131-1-2

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elite Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John M. Shepherd under Declaration of Trust and Agreement dated January 11, 2005, hereinafter called **"GRANTEE,"** their 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. 2, on the Plan of Vailwood Heights, as of record in Book 1835, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elite Homes, LLC, a Tennessee limited liability company, by Deed from Eric Ericson and wife, Tricia Ericson, of record as Instrument No. 20040602-0065513 in the 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 paid by Grantor; 2005 and subsequent taxes are assumed by the Grantees; and
2. Matters shown on plan of record in Book 1835, page 32, Register's Office for Davidson County, Tennessee; and
3. Easement for Water Main, of record in Book 1037, page 572, Register's Office for Davidson County, Tennessee; and
4. Restrictive Covenants of record in Book 1318, page 332, Register's Office for Davidson County, Tennessee; and
5. 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 3309 Skyline Drive, Nashville, TN 37215.

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 GRANTORS do covenant with the said GRANTEES 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 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 on January 12, 2005.

Elite Homes, LLC, a Tennessee Limited Liability Company:

By: Peggy A. Krebs

Peggy A. Krebs, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Peggy A. Krebs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Chief Manager of ELITE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Chief Manager.

Witness my hand, at office, this 12th day of January, 2005.

Amy Adams Gowan

NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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