This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 04/29/05 10:22 2 pgs
Fees:13.00 Taxes:444.00
20050429-0047757

WARRANTY DEED

Address new owner as:
Eleanor Stoller, President
119 Shepherd Hills Drive, LLC
111 Shepherd Hills Drive
Madison, Tennessee 37115

Send tax bills to:
Same

Map-Parcel
Map 34-3
Par 35

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Wallace Mitchell, unmarried, have this day bargained and sold, and do hereby transfer and convey to the 119 Shepherd Hills Drive, LLC, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Map of Shepherd Hills, Section No. 1 as of record in Book 2331, page 46, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of Shepherd Hills Drive at the corner of Lots 22 and 23; thence with the margin of said Drive, southerly 178.67 feet to a point at the beginning of a curve; thence around said curve in an easterly direction, 32.1 feet to a concrete monument in the northerly margin of a 50-foot unnamed Street; thence with said Street, easterly 220 feet to a concrete monument; thence northerly along the rear line of Lot 22, 222.8 feet to a corner of Lots 22 and 23; thence westerly along the line between said lots 180.6 feet to the point of beginning.

BEING the same property conveyed to Wallace Mitchell, a single man, by Warranty Deed f m Claudine Neely Sterry, a single woman, dated September 1, 2000 recorded at Instrument No. 20000906-0087879, said Register's Office.

This is improved property known as 119 Shepherd Hills Drive, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said 119 Shepherd Hills Drive, LLC, its successors and assigns, forever.

And I, Wallace Mitchell, do covenant with the said 119 Shepherd Hills Drive, LLC, that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2005.

And I, Wallace Mitchell, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said 119 Shepherd Hills Drive, LLC, its successors and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS my hand this 28th day of April 2005.

WALLACE MITCHELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wallace Mitchell the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me, this 28th day of April 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.