Box 56

WARRANTY DEED

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/20/06

STATE OF
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 11/20/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gail M. Medina	Gail M. Medina	150-03-078
(NAME)	(NAME)	
308 Country Court	308 Country Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/24/05 14:56 2 pgs
Fees:13.00 Taxes:565.73

20050524-0058689

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, **Maria E. Shepherd**, a married woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gail M. Medina**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Second Revision, Resubdivision of Lots 70 and 71, The Country, Section Three, of record in Book 6050, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maria E. Shepherd, an unmarried woman, by Deed from Donald E. Yarbrough and wife, Rachel O. Yarbrough, dated June 12, 2003 and recorded 6/19/2003, of record in Instrument No. 20030619008462 6, in the Register's Office for Davidson County, TN.

Standard Exception:

2004 Property Taxes are paid in the amount of $1372.86.

2005 Taxes are and subsequent years are liens not yet due and payable.

2005 Taxes have been prorated between the parties as of the closing date.

Any and all matters appearing on Lot No. 70 on the Plan of Second Revision, Resubdivision of Lots 70 and 71, The Country, Section Three, of record in Book 6050, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

The property described herein is subject to:

This is unimproved / improved X property, known as 308 Country Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this. 20th day of May, 2005

Maria E. Shepherd

Shawn Shepherd

STATE OF TN

COUNTY OF Davidson

On this 20th day of May, 2005, before me personally appeared Maria E. Shepherd and Shawn Shepherd, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this. 20th day of May, 2005.

Commission expires: 11/26/05

Notary Public

CAROLE ANNE CHAPMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 11/26/05