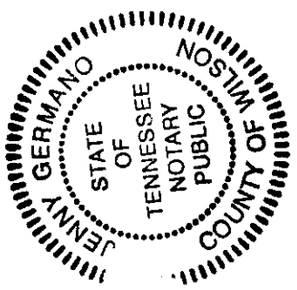
Davidson County DEEDWARR
Recvd: 07/08/05 12:36 2 pg
Fees:13.00 Taxes:628.63
20050708-0079276

WARRANTY DEED



State of Tennessee
County of ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is ~~$169,900.00~~.

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2005.

Notary Public

My commission expires: 2-23-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenneth L. Shepard **Charlotte Shepard**	Citi Mortgage Inc	**Map 033-3, Parcel 005.00**
198 Dry Creek Road	100 Galleria Centre #300	
Goodlettsville, TN 37072	Southfield, MI 48034	

FOR AND IN 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,

Deborah J. Williams, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Shepard and wife, Charlotte Shepard

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. 25 on the Plan of Solitude Acres, Part One, Section One, of record in Plat Book 3700, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Deborah J. Hampton and Barry J. Williams and Marvin T. Wey by Deed from William L. McMeans and wife, Margot E. McMeans, of record in Book 5863, page 996, Register's Office for Davidson County, Tennessee. The said Marvin T. Wey having quitclaimed his interest in the property to Deborah J. Hampton Williams and Barry J. Williams of record in Book 6226, page 698, Register's Office for Davidson County, Tennessee. The said Barry J. Williams having quitclaimed his interest in the property to Deborah J. Williams of record in Book 6525, page 460, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The property conveyed herein is not the place of residence of the Grantor or her spouse.

This is Improved (__X__) Unimproved (____) property, known as: **198 Dry Creek Road, Goodlettsville, TN 37072**

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 convenant 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/our hand(s) this **6th** day of **July, 2005.**

Deborah J. Williams

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 **Deborah J. Williams,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **July, 2005.**

Notary Public

JEAN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/22/09