# WARRANTY DEED

G-CBB-05-214

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

**THIS INSTRUMENT WAS PREPARED BY**
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John L. Lowery | First Horizon Home Loan | |
| 214 Rising Sun Lane (ADDRESS) | 1555 W. Walnut Hill Lane, Suite 200 (NAME) (ADDRESS) | |
| Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP) | Irving, TX 75038 (CITY) (STATE) (ZIP) | 54-14-40.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDWARD C. SHEPHERD AND WIFE, EDNA J. SHEPHERD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN L. LOWERY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 102 ON THE PLAN OF BRANDYWINE FARMS, SECTION II, AS OF RECORD IN BOOK 3700, PAGE 28, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO EDWARD C. SHEPHERD AND WIFE, EDNA J. SHEPHERD BY WARRANTY DEED FROM J. R. COARSEY, TRUSTEE, RECORDED ON THE 6TH DAY OF SEPTEMBER, 1966 IN DEED BOOK 4053, PAGE 591, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 3700, page 28; Book 3816, page 544 and amended in Book 3843, page 951; Book 3886, page 720; Book 3936, page 811; Book 3963, page 235, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 214 Rising Sun Lane, Old Hickory, Tennessee 37138
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 2nd day of August, 2005.

Edward C. Shepherd by Kathy Smith, attorney-in-fact
Edward C. Shepherd by Kathy Smith, attorney-in-fact

Edna J. Shepherd by Kathy Smith, attorney-in-fact
Edna J. Shepherd by Kathy Smith, attorney-in-fact

Davidson County DEEDWARR
Recvd: 08/26/05 08:58 2 pgs
Fees:13.00 Taxes:980.50
20050826-0102121

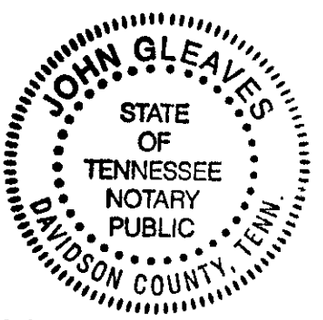
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kathy Smith, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the Power of Attorneys recorded in Instrument Nos. 20050810-0095098 and 20050810-0095097 on behalf of Edward C. Shepherd and Edna J. Shepherd and acknowledged that he/she executed the same as the free act and deed of the said Edward C. Shepherd and Edna J. Shepherd.

Witness my hand and official seal at
Nashville, Tennessee
on this the 2nd day of August, 2005.

NOTARY PUBLIC

My Commission Expires: _____




My Commission Expires JULY 29, 2008

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903