WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 126,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01011 MCGEE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Tracy S. Mcgee	Same	MAP:
6505 Upton Lane		Parcel:102-7-63.00
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CARL A. SHEPPARD, AND WIFE, MARIE SHEPPARD

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

TRACY S. MCGEE, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6505 Upton Lane, Nashville, TN 37209

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 31st day of August, 2005.

Carl A. Sheppard

Marie Sheppard

Davidson County DEEDWARR
Recvd: 09/07/05 13:17 2 pgs
Fees:13.00 Taxes:503.20

20050907-0107589

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, CARL A. SHEPPARD AND MARIE SHEPPARD, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 31st day of August, 2005.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105 ON THE PLAN OF SECTION 26, CHARLOTTE PARK (FORMERLY BEACON SQUARE, SECTION 2), OF RECORD IN BOOK 3700, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM WANDA S. MADDEN FORMERLY KNOWN AS WANDA S. JOHNSON MARRIED TO CHARLES E. MADDEN, JR. TO THELMA C. FAGAN, UNMARRIED AND KATHY J. JENSEN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS RECORDED ON THE 11TH DAY OF SEPTEMBER, 1998 IN BOOK 11108, PAGE 850; SUBSTITUTE TRUSTEE'S DEED FROM I. DYKE TATUM, SUBSTITUTE TRUSTEE TO STEVE MICHAELS AS RECORDED ON THE 8TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031008-0149432 AND WARRANTY DEED FROM STEVE MICHAELS TO CARL A. SHEPPARD AND WIFE, MARIE SHEPPARD AS RECORDED ON THE 19TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041019-0125629, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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