THIS INSTRUMENT PREPARED BY:
JOHN W. LEWIS (#4561)
FROST BROWN TODD LLC
424 CHURCH STREET
SUITE 1600
NASHVILLE, TN 37219-2308
(615) 251-5550

Davidson County DEEDWARR
Recvd: 12/08/05 14:54 2 pgs
Fees:13.00 Taxes:3700.00
20051208-0147876

**WARRANTY DEED**

| **New Owner/Address** | **Send Tax Bills To:** | **Map-Parcel Numbers** |
|---|---|---|
| **Sally Blair Shepherd**<br>**3309 Skyline Drive**<br>**Nashville, Tennessee 37215** | **Same** | **13101000200** |

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration of this transfer is $ 1,000,000.00**

Sally Blair Shepherd
**Affiant**

**Sworn to and subscribed before me, this 7th day of December, 2005.**

Louann A. Whitehead
**Notary Public**

**My commission expires:**

LOU ANN A. WHITEHEAD NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE
My Commission Expires NOV. 25, 2006

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, John W. Lewis, Trustee of the John M. Shepherd Revocable Trust ("GRANTOR"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Sally Shepherd, an unmarried individual ("GRANTEE"), and Grantee's successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described below (the "Property").

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Vailwood Heights, as of record in Book 1835, page 32, Register's Office for Davidson

County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John M. Shepherd Revocable Trust by Deed from Elite Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20050118-0006140 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all appurtenances, hereditaments, estate, title and interest thereunto appertaining unto GRANTEE, its successors and assigns, in fee simple forever.

GRANTOR covenants that it is lawfully seized and possessed of the Property in fee simple, has full power and lawful authority to sell and convey the same, that the Property is free, clear and unencumbered except for liens for real property taxes and assessments due and payable in 2005 and thereafter, which GRANTEE assumes and agrees to pay; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever. This conveyance is made subject to all (i) easements, restrictions and stipulations of record, and (ii) governmental laws, ordinances and regulations affecting the Property.

The words "GRANTOR" and "GRANTEE" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS, the GRANTOR, acting by and through its duly authorized representative, has caused this instrument to be executed on this the 7th day of December, 2005

GRANTOR:

John M. Shepherd Revocable Trust

By: John W. Lewis Trustee
John W. Lewis, Trustee

STATE OF TENNESSEE )
) SS:
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Lewis, Trustee of John M. Shepherd Revocable Trust, who acknowledged that he executed the foregoing for the purposes herein contained. Witness my hand and official seal this 7th day of December, 2005.

Louann A. Whitehead
Notary Public

My Commission Expires:

LOU ANN A. WHITEHEAD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires NOV 27, 2008

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