REALTY TITLE 15
BOX 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 12/27/05 12:08 2 pgs
Fees:13.00 Taxes:304.14
20051227-0153884

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $82,200.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2005.

Notary Public
My commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE

15-0511-150593

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert J. Davis 220 Elm Street Madison TN 37115	Countrywide P.O. Box 961206, FTWX-22 Fort Worth, TX 76161	43-13-0-357

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca A. Sheppard, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Robert J. Davis**, hereinafter called the Grantee, his successors 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. 17, Block I, on the Plan of Forest Park, of record in Book 843, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca A. Sheppard by deed from Kathleen Neal and Valorie White, dated October 3, 2003, of record in Instrument No. 20031008-0149440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 220 Elm Street, Madison, TN 37115

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 December, 2005.

Rebecca A. Sheppard

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca A. Sheppard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 20th day of December, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006