Davidson County DEEDQC
Recvd: 03/07/06 12:33 2 pgs
Fees:12.00 Taxes:0.00
20060307-0026321

This Instrument prepared by:
Rebecca E. Byrd
BYRD & ASSOCIATES, PLC
317 Main Street, Suite 204
Franklin, Tennessee 37064

SEND TAX BILLS TO:	MORTGAGEE	MAP & PARCEL NO.:	
Kendall Sheppard 3137 Hidden Creek Drive Antioch, TN 37013	Same	Map Group Parcel	173 16-A 59CO

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATIONS OR WARRANTY IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and pursuant to and in satisfaction of a certain Agreed Order of Annulment entered in the Chancery Court of Williamson County, Tennessee, in the cause of **KENDALL SHEPPARD VS. JAMES THOMAS SHEPPARD** Civil Action Number 31812. JAMES THOMAS SHEPPARD, by these presents does hereby remise, release and, quitclaim and convey to KENDALL SHEPPARD her heirs, and assigns, all of my right, title and interest in and to the following described land located in Davidson County, Tennessee to wit:

> LAND in Davidson County, Tennessee, being Lot No. 61 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING part of the same property conveyed to Kendall Sheppard and James Thomas Sheppard by Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation now known as Beazer Homes Corp. by Warranty Deed, registered in the Davidson County Register of Deeds, Instrument Number 20050406-0037954.

Witness my hand at Jefferson, Louisiana this 23 day of Feb, 2006.

James C Sheppard
JAMES THOMAS SHEPPARD

STATE OF La.)
PARISH OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public for said State and County, JAMES THOMAS SHEPPARD, the bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness My Hand this 23 day of Feb., 2006.

My Commission Expires:
Life

NOTARY PUBLIC
Barbara Gille
6196

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this conveyance is $0.00.

Kendall C. Sheppard
AFFIANT

Sworn and subscribed before me, a Notary Public, this 1st day of March, 2006.

My Commission Expires:
Sept. 20, 2008

JANICE I. CLEVENGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Janice I. Clevenger
NOTARY PUBLIC