SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 03/31/06 13:28 2 pgs
Fees:13.00 Taxes:723.35
20060331-0036758

This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0602012
After Recording Return to:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

STATE OF TN
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$195,500.00**

Affiant

Subscribed and sworn to before me, this
03/29/06

Notary Public
My commission expires: 4/20/2008

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joseph M. Gordon & Shannon M. Smith 328 Burgandy Hill Trail Nashville, TN 37211	Countrywide Home Loans, ISAOA P.O.Box 961206, FTWX-22 Fort Worth, Tx 76161	172-12-0-A 157.00CO

WARRANTY DEED

For and in 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, **Jeffrey W. Hepler and wife, Karen Burns Hepler formerly known as Karen R. Burns**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shannon M. Smith, a single person and Joseph M. Gordon, a single person, Joint Tenants with right of survivorship,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, TN,** described as follows; to-wit:

LAND in Davidson County, Tennessee, being Lot No. 71 on the Plan of Bradford Hills, Section Nine, of record in Book 7900, Page 6 and amended in Book 7900, Page 414, 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 Jeffrey W. Hepler and Karen R. Burns, as joint tenants with right of survivorship, from Michael B. Severance and wife, Robin B. Severance, by warranty deed dated April 18th, 2003 and recorded May 8, 2003 of record in Instrument No. 20030508-0061756, Register's Office for Davidson County, Tennessee.

The source of this legal description is the last recorded deed of record.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantees herein.

This property is improved property commonly known as **328 Burgandy Hill Trail, Nashville, TN 37211-6899.**

Init Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, 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.

In witness, whereof, We, Jeffrey W. Hepler and wife, Karen R. Hepler, being formerly known as Karen R. Burns, sign this Warranty Deed on this the 29th, day of March, 2006.

Jeffrey W. Hepler

Karen Burns Hepler

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey W. Hepler** and **Karen Burns Hepler (formerly known as Karen R. Burns),** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 29th day of March, 2006.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
May 23, 2006