THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03017

Davidson County DEEDWARR
Recvd: 05/03/06 09:44 2 pgs
Fees:13.00 Taxes:473.60
20060503-0050944

Property Address:
2211 Murray Place, Nashville, TN 37216 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Charles H. Sheppard, married** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jerome Marquardt, unmarried,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lots No. 33, 34 & 35 of Block "A" on the Map of Greenland Estates, as shown by plat of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Hazel E. Sheppard joins in this conveyance to convey any and all interests that she may have in the above mentioned property now and thereafter.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Chaundra D. Sheppard, dated June 20, 2001, and recorded October 10, 2001, in the Register's Office for Davidson County, Tennessee, Instrument Number 200110100110247.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 21st day of April, 2006.

Charles H. Sheppard {Seal}
Charles H. Sheppard

Hazel E. Sheppard (Seal)
Hazel E. Sheppard

State of TENNESSEE
County of DAVIDSON

On this the 21st day of April, 2006, before me, the undersigned officer, personally appeared Charles H. Sheppard and wife, Hazel E. Sheppard, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

Charlotte A. Bethel
Notary Public

My Commission expires: 4-16-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater, is $128,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 21st of April, 2006.

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

Charlotte A. Bethel
Notary Public

My Commission expires: 4-16-08

Name of Owner and Property Address:
Jerome Marquardt
same

Person Or Entity Responsible For Payment Of Taxes:
Jerome Marquardt
2211 Murray Place
Nashville TN 37216

Tax Parcel ID#: 062-13-0-015.00