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

Davidson County DEEDWARR
Recvd: 09/08/06 10:40 2 pgs
Fees:13.00 Taxes:476.93

20060908-0111304

15-0608-150846

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $128,900.00

Affiant

Subscribed and sworn to before me this 7th day of September, 2006.

Notary Public
My commission expires: 6/3/2010

JENIFER L. WISE
STATE
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Mildrid Hauge	Bank of America, N.A.	75-12-0-061
713 Netherlands Drive	900 W. Trade Street	
Hermitage TN 37076	Charlotte, NC 28255-0001	

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, Ruel Wesley Sheppard, Jr., unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mildrid Hauge and Kari Michele Hauge, hereinafter called the Grantees, their 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. 62, on the Plan of Meadows of Tulip Grove, Section III, of record in Book 6900, Page 262, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruel Wesley Sheppard, Jr., unmarried by deed from Tacopa Land, LLC, dated 7-22-96, recorded 7-30-96, of record in Book 10137, Page 174, 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 713 Netherlands Drive, Hermitage, TN 37076

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 7th day of September, 2006.

Ruel Wesley Sheppard, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Hermitage, TN, this 7th day of September, 2006.

Jenifer L. Wise
State of Tennessee at Large

My Commission expires
5/3/2010

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY