THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Matthew K. Sheppard
1226 Chester Avenue
Nashville, Tn 37206

Send Tax Bills To:
Same

Map & Parcel Nos.:
072-14-0-143.00

Davidson County DEEDWARR
Recvd: 12/14/06 15:01 2 pgs
Fees:13.00 Taxes:495.43
20061214-0154478

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$133,900.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trustee, Inc, Trustee of the Jessie Brown Family Trust** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Matthew K. Sheppard and Melody L. Sheppard, husband and wife** (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 35, 36 and the westerly 10 feet of Lot No. 37 on the plan of Chesterfield Place, of record in Book 332, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos. 35, 36 and part of Lot No. 37 front together 70 feet on the southerly side of Chester Avenue and run back between parallel lines 132 feet to an alley.

Being the same property conveyed to Trustee, Inc., Trustee of the Jessie Brown Family Trust, by deed from Jessie Brown, on August 14, 2006, of record in Instrument Number 20060814-0100138, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2006** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 14th day of December, **2006.**

GRANTOR:

Trustee, Inc, Trustee of the Jessie Brown Family Trust

By: Kirk Whitworth
President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$133,900.00**

Daphne M. Davis

AFFIANT

Subscribed and sworn to before me, this 14 day of December, 2006

NOTARY PUBLIC

My Commission Expires:

9-22-07

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of December, 2006 before me, appeared **Kirk Whitworth**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **President** of **Trustee, Inc**. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Kirk Whitworth** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY