Davidson County DEEDWARR
Recvd: 03/08/07 14:25 2 pgs
Fees:13.00 Taxes:656.75

20070308-0028994

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2007.

Notary Public

My Commission Expires: _____

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Melanie B. Shepard and husband, Philip M. Shepard, II

305 Wauford Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

147-02-0-98.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alvin R. Goins, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to Melanie B. Shepard and husband, Philip M. Shepard, II, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 98 on the Revised Plan of Caldwell Hall, Section 1, of record in Plat Book 2900, Page 58, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 98 fronts 80.0 feet on the Southerly margin of Wauford Drive and extends back 162.5 feet on the Westerly line and 160.3 feet on the Easterly line to a rear line which is a broken line measuring 80 feet thereon.

Being the same property conveyed to Alvin R. Goins by Warranty deed from Nell M. Goodpasture of record in Instrument No. 20040707-0080862, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 2900, Page 58, Register's Office of said County.

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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 305 Wauford Drive, Nashville, TN 37211.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 28th day of February, 2007.

Alvin R. Goins

Alvin R. Goins

Jack A. Goins
By Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jack A. Goins, with whom I am personally acquainted and who proved himself to be the attorney in fact of Alvin R. Goins and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY