Davidson County DEEDWARR
Recvd: 06/18/07 10:51 3 pgs
Fees:18.00 Taxes:1801.90
20070618-0072454

This document prepared by (and after recording return to):	
Name:	**Consumer Trust title & Escrow, LLC**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**615-369-0039**

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

--------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, **M. CHRISTINE EPPERT AND HUSBAND MICHAEL R. EPPERT** hereinafter "collectively" referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **JOSEPH W. SHEPHERD AND WIFE, ANNE ENRIGHT SHEPHERD** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Crest Meade, Section Two, of record in Plat Book 2331,Page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

This being the same property conveyed to Christine Eperline-Eppert by Warranty Deed of Richard S. Peterson and Judith S. Peterson recorded in Book 8718, Page 878, Register's Office for Davidson County, Tennessee.

Property being further conveyed to M. Christine Eppert and husband Michael R. Eppert by Quitclaim Deed of M. Christine Eberline-Eppert recorded August 26, 2005 in Instrument No. 20050826-0101487, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 115-2-43

This property is known as: 1116 DAVIDSON ROAD, NASHVILLE, TN 37205

Subject to all matters of record in Book 2331, Page 151, Davidson County, TN, Register of Deeds.

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

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

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

WITNESS Grantor(s) hand(s) this the 12 day of June 2007.

M. Christine Eppert

Michael R. Eppert

STATE OF Tennessee

COUNTY OF Williamson

On this 12th day of June, 2007 before me personally appeared M. Christine Eppert and Michael R. Eppert to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W. Davis

Commission Expires: _____

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
M. CHRISTINE EPPERT AND
MICHAEL R. EPPERT

Grantee(s) Name, Address, phone:
JOSEPH SHEPHERD AND
ANNE ENRIGHT SHEPHERD
1116 DAVIDSON ROAD
NASHVILLE, TN 37205

SEND TAX STATEMENTS TO :

1st Advantage Mortgage, LLC
701 East East 22nd St.; Suite 125
Lombarde, IL 60148

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 487,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12th day of June, 2007.



(Seal)

My Commission Expires JAN. 20, 2009

My commission expires:

_____

M. Christine Eppert
Affiant

M. CHRISTINE EPPERT
Type or Print Name

_____
Notary Public

W. Davis
Type or Print Name