WARRANTY DEED

MST Tract Reference:_____

THIS INDENTURE, made and entered into this 26th day of September, 2007, by and between

NATHINAL SHEPARD and wife, JACQUELINE SHEPARD

party of the first part, and

DAVID MARTIN, UNMARRIED

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in NASHVILLE County of DAVIDSON, State of Tennessee:

A certain condominium apartment in Davidson County, Tennessee being Unit no. 132, on the plan of Rock Harbor Condominiums, of record in Book 6153, Page 463-466, Registers Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THIS BEING THE SAME PROPERTY CONVEYED TO NATHINAL SHEPARD BY DEED RECORDED AT INSTRUMENT NUMBER 20020708-0081781-, IN THE SAID REGISTER'S OFFICE. JACQUELINE SHEPARD SIGNS THIS DEED ONLY TO CONVEY ANY INTEREST SHE MAY HAVE IN THE PROPERTY BY VIRTUE OF HER MARRIAGE TO NATHINAL SHEPARD.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, Subdivision restrictions, building lines and easements as shown in Book 4460, Page 71 and Book 6153 Page 463, Declaration Of Covenants, Conditions And Restrictions, Master Deed, Bylaws and Charter as amended, of record in Book-Page 6153-421, 6162-251, 7369-206, 6153-448, 6896-661, and, 20060712-0083758, Easements of record in Book 2147 Page 242, Book 4196 Page 206 and Book 4664, Page 21, and Lease Agreements as recorded in Book 4726 Page 568 and Book 5114 Page 37.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Nathinal Shepard
NATHINAL SHEPARD

Jacqueline Shepard
JACQUELINE SHEPARD

DEBORAH McDONALD
NOTARY PUBLIC – MICHIGAN
OAKLAND COUNTY
MY COMMISSION EXPIRES JAN. 25, 2012

OAKLAND COUNTY, MI NOTARY PUBLIC

STATE OF ~~TENNESSEE~~ Michigan, COUNTY OF ~~SHELBY~~ Okland

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

NATHINAL SHEPARD and wife, JACQUELINE SHEPARD

to me known to be the person.... described in and who executed the foregoing instrument, and acknowledged that ....he.... executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26th day of September 2007

My commission expires 1-25-2012

Deborah McDonald
Notary Public

Tax parcel I.D.#: 090110A13200CO

Property address 515 BASSWOOD AV # N-132
NASHVILLE, TN 37209

(FOR RECORDING DATA ONLY)

Mail tax bills to: (Person or Agency responsible for payment of taxes)

DAVID MARTIN
515 BASSWOOD AV # N-132
NASHVILLE, TN 37209

This instrument prepared by:
George Rich, Attorney At Law
5384 Poplar Avenue, Suite 300
Memphis, TN 38119 901-682-5399

Name and address of property owner:

DAVID MARTIN
515 BASSWOOD AV # N-132
NASHVILLE, TN 37209

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $*58,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nathinal Shepard
Affiant

Subscribed and sworn to before me this 26th day of September 2007

Deborah McDonald
Notary Public

My commission expires:
1-25-2012

Davidson County DEEDWARR
Recvd: 10/10/07 09:46 1 pg
Fees:13.00 Taxes:214.60

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