THIS INSTRUMENT PREPARED BY:
Based on the information provided by the parties. No title search was requested or performed.

RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LER 36883

Davidson County DEEDWARR
Recvd: 11/02/07 14:39 2 pgs
Fees:13.00 Taxes:277.50
20071102-0129640

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND AND 00/100 ($75,000.00) DOLLARS, cash in hand paid by CHRIS SHEPARD, receipt of which is hereby acknowledged, I, DON C. PEERY, married, have bargained and sold, and by these presents do transfer and convey unto the said CHRIS SHEPARD, his heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:

Being the soutehrly part of Lots 133, 134 and 135 on the Plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, Page , in the Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the Northwest corner of 31st Avenue South and Carlisle Avenue, being the Southeast corner of Lot 133; thence with the westerly margin of 31st Avenue South, northwardly 100 feet; thence at right angles, westwardly 142.5 feet, more or less, to the northeasterly margin of Blakemore Avenue; thence with said Avenue eastwardly 138 feet, more or less to the northerly margin of Carlisle Avenue; thence with said Avenue, northeastwardly 20 feet to the beginning.

Being the same property conveyed to Don C. Peery, by deed from James B. Reesor, by POA, Book 11081, Page 419, dated January 18, 2006, and of record in Instument # 20060019-0007296, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of way of Blakemore Avenue, Carlisle Avenue and 31st Avenue.

This conveyance is subject to all matters as shown on Plan of The Bransford Realty Company's West End Avenue Place as shown on plat of record in Book 332, Page 15, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHRIS SHEPARD, his heirs and assigns, forever. And I do covenant with the said CHRIS SHEPARD, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said CHRIS SHEPARD, his heirs and assigns, against the lawful claims of all persons whomsoever.

The said DON PEERY further certifies that the property being conveyed herein is vacant property and is not nor ever been the principal residence of himself or his wife,

MARY BETH PEERY.

WITNESS MY HAND, on this 26th day of October, 2007.

DON C. PEERY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DON C. PEERY, married, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 26th day of October, 2007.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Commission Expires 7-20-2009

My Commission Expires: July 20, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 26th day of October, 2007.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Commission Expires 7-20-2009

My Commission Expires: July 20, 2009

****

Tax Map 1040600
Parcel No. 299.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. CHRIS SHEPARD
102 SUNSET RD.
DICKSON, TN 37055