THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***282,500.00.

Lucilyn Crow Fisher
Affiant

Subscribed and sworn to before me this 21st day of December, 2007.

Notary Public

My Commission Expires: 4/30/09

Davidson County DEEDWARR
Recvd: 12/26/07 11:49 2 pgs
Fees:13.00 Taxes:1045.25
20071226-0147105

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Lucilyn Crow Fisher 244 Cherokee Road Nashville, Tennessee 37205	PrimeTrust Bank 7516 Highway 70 S #110 Nashville, Tennessee 37221	MAP 103-12-0 PARCEL 041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Two Thousand Five Hundred and 00/100 Dollars ($***282,500.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Kevin Sheppard and wife, Tina Sheppard, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Lucilyn Crow Fisher, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly part of Lot No. 54 of Block "1" on the Plan of Cherokee Park, Section 3, of record in Book 843, pages 2 and 3, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 54 fronts 60.0 feet on the easterly side of Cherokee Road and extends back 188.43 feet on the northerly line and 168.86 feet on the southerly line to a dead line, measuring 60.0 feet thereon.

BEING the same property conveyed to Kevin Sheppard and wife, Tina Sheppard, by deed dated September 12, 2003, from John Guagliano and wife, Elizabeth A. Guagliano, of record as Instrument No. 20030929-0143594 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 244 Cherokee Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1 Matters, if any, shown on the plan of Cherokee Park, Section 3, Block "1" of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of December, 2007.

Kevin Sheppard

By: Christie Wilson
Attorney in Fact

Tina Sheppard

By: Christie Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Kevin Sheppard and Tina Sheppard and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Kevin Sheppard and Tina Sheppard.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of December, 2007.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY