This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDQC
Recvd: 01/22/08 12:34 2 pgs
Fees:12.00 Taxes:0.00
20080122-0006515

QUITCLAIM DEED

Address new owner as:
Carl Sheppard
160 Scalf Drive
Madison, TN 37115

Send tax bills to:
Same

Map-Parcel
043-10.0
033.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nancy Ruth Sheppard, have this day bargained and sold, and do hereby transfer, convey and quitclaim to Carl Sheppard, his heirs and assigns, all my right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

Being Lots Nos. 108 and 169 on the unrecorded Map of Anderson Estates, Section I, and described as follows:

Beginning at a point in the west margin of McArthur Drive at the corner of Lots 108 and 109; thence with the line between said lots and along the line between Lots 168 and 169, westwardly 300.1 feet to the east margin of Scalf Drive; thence with the margin of the same, southwardly 48.1 feet to the beginning of a curve; thence around said curve, southeastwardly 30.3 feet to the north margin of Du Pont Avenue, thence with margin of the same, eastwardly 260.8 feet to the beginning of a curve; thence around said curve, northeastwardly 31.7 feet to the west margin of McArthur Drive; thence with the margin of the same, northwardly 46.7 feet to the point of beginning.

Being the same property conveyed to Carl Sheppard and Mary Louise Fay Sheppard by deed from William R. Smith and wife, Zella C. Smith of record in Book 3279, page 470, said Register's Office, the said Mary Louise Fay Sheppard having since died and Carl Terry Sheppard, Catherine Elizabeth Sheppard, Daisy Frances Sheppard, Nancy Ruth Sheppard, Edith Kaye Sheppard, Joseph Albert Sheppard, Timothy Mark Sheppard and Barbara Jean Sheppard are her heirs at law.

This is improved property known as 160 Scalf Drive, Madison, Tennessee.

WITNESS my hand this 10th day of ~~December 2007~~ January 2008.

Nancy R. Sheppard
Nancy Ruth Sheppard

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Ruth Sheppard, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of ~~December 2007.~~ Jan 2008

NOTARY PUBLIC

My commission expires:
9/20/2008

FANNIE M. LEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-.

X Nancy R. Sheppard
AFFIANT

Subscribed and sworn to before me, this 10 day of ~~December 2007.~~ Jan. 2008

NOTARY PUBLIC

My commission expires:
9/20/2008

FANNIE M. LEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.