This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $59,100.00.

Affiant

Subscribed and sworn before me this the 28th day of May, 2008.

Notary Public
My commission expires: 09/25/10

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Troy Schafer 7439 Highway 70 South Apt 241 Nashville TN 37221	New Owner	81-12-173.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles Owen Shepard and Lauren Lowery and Shane Pardue and Yancey Pardue, heirs at law of Gay Ann Shepard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Troy Schafer, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 303, as shown on the map entitled North Nashville Real Estate Company's Property, of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GAY ANN SHEPARD, by deed from NELL MORGAN, of record in Book 6425, page 320, dated November 13, 1984, said Register's Office.

The said Gay Ann Shepard having since died intestate on December 25, 2007. Her heirs at law being Charles Owen Shepard and Lauren Lowery and Shane Pardue and Yancey Pardue, as stated in Affidavit of Heirship of record as Instrument No. 20080609-0059398, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 1620 9th Ave. N., Nashville, TN .

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 3rd day of June, 2008.

Charles Owen Shepard

Shane Pardue

Lauren Lowery

Yancey Pardue

Davidson County DEEDWARR
Recvd: 06/09/08 15:59 2 pg:
Fees:13.00 Taxes:218.67

20080609-0059399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles Owen Shepard, Lauren Lowery, and Yancey Pardue, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2008.

My commission expires:
11/22/08



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shane Pardue, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2008.

My commission expires:
11/22/08

Notary Public

