Davidson County DEEDWARR
Recvd: 09/30/08 09:00 2 pg
Fees:13.00 Taxes:795.50

20080930-0098942

WARRANTY DEED

B-KS-08-5102

LAURA MITCHELL NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G.M. Reed & Sons, LLC	Gregory M. Reed (NAME)	
5102 Nevada Avenue	121 E Main St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Murfreesboro TN 37130	91-15-178.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ZELLA MAE SHEPARD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto G.M. REED & SONS, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING PART OF BLOCK NO. 11 ON THE REALTY SAVINGS BANK & TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS OF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF BLOCK NO. 11 FRONTS 60 FEET ON THE NORTHERLY SIDE OF NEVADA, FORMERLY THIRD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL WITH AND 60 FEET EAST OF THE EASTERLY MARGIN OF 52ND AVENUE NORTH, FORMERLY 11TH STREET, 180 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO PAUL E. SHEPARD AND WIFE, ZELLA MAE SHEPARD BY WARRANTY DEED FROM FANNY K. MURPHY, RECORDED ON THE 16TH DAY OF MARCH, 1945 IN BOOK 1308, PAGE 382, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID PAUL E. SHEPARD HAVING SINCE BEEN DECEASED ON MARCH 24, 2003.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 421, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5102 Nevada Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this 24th day of September, 2008.

Zella Mae Shepard by Kieffer Shepard Attorney-in-Fact.

Zella Mae Shepard by Kieffer Shepard, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of September, 2008, before me personally appeared Kieffer Shapard to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Zella Mae Shepard and who acknowledged he/she/they executed the same as the free act and deed of the said Zella Mae Shepard.

Witness my hand and official seal, this the 24th day of September, 2008.

Laura Mitchell

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903