Return to: File Box 9-B
First Title and Escrow Co.
ftec file #28644

BILL GARRETT, Davidson County
Trans:T20090029384 DEEDWARR
Recvd: 05/04/09 15:20 2 pgs
Fees:13.00 Taxes:403.30
20090504-0040665

Prepared by:
Realty Title and Escrow Company
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

06-0904-73472 My Commission Expires FEB. 19, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $109,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2009.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael D. Shepherd	Access National Mortgage	061-10-0 150.00
799 Matthews Avenue	1800 Robert Fulton Drive, Ste. 350	
Nashville TN 37216	Reston, VA 20191	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tracy Haflett and wife, Terri Scott, and Agnes Scott, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael D. Shepherd and wife, Sarah L. Shepherd, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Maplewood Manor, of record in Book 547, Page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tracy Haflett and wife, Terri Scott, and Agnes Scott by deed from Debbie A. Coffman, dated August 23, 2005, recorded September 19, 2005, of record in Instrument No. 20050919-0112500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 799 Matthews Avenue, Nashville, TN 37216

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 29th day of April, 2009.

Tracy Haflett

Terri Scott

Agnes Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tracy Haflett, Terri Scott and Agnes Scott 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 in Nashville, TN, this 29th day of April, 2009.

Notary Public

My Commission expires: ~~5/03/2010~~ 1-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012