This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $125,000.00.

Affiant

Subscribed and sworn before me this the 11th day of August, 2010.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Beverly Chowning 928 Berwick Trail Madison, TN 37115	New Owner	52-11-38

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 SHEPARD, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BEVERLY CHOWNING, UNMARRIED WOMAN AND DIANA CHOWNING AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

Being Lot No.20 on the Plan of Madison Heights, Section II, Part V, as of record in Book 2330, Page 5, Register's Office for said County. Said Lot No. 20 fronts on the South side of Berwick Trail and runs back 342 feet on the westerly line and 349 feet on the easterly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Charles O. Shepard and wife, Gay Ann Shepard by Quitclaim Deed of record in Book 7233, Page 946; dated March 24, 1987, Register's Office for Davidson County, Tennessee.

The said Gay Ann Shepard having since died intestate on December 25, 2007.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 928 Berwick Trail, Madison, TN 37115.

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 11th day of August, 2010.

Charles Shepard

BILL GARRETT, Davidson County
Trans:T20100049852 DEEDWARR
Recvd: 08/11/10 15:09 2 pgs
Fees:13.00 Taxes:462.50

20100811-0063520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles Shepard, 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 11th day of August, 2010.

My commission expires: 09/25/10

Notary Public

