STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2010.

Notary Public
MY COMMISSION EXPIRES: 4/23/10
File No. G10-1642D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20100074585 DEEDWARR
Recvd: 11/24/10 11:38 2 pgs
Fees:13.00 Taxes:305.25
20101124-0094198

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deborah A. Shepard and Roy C. Shepard, wife and husband (NAME)	SAME (NAME)	8-22
8067 Whites Creek Pike (STREET ADDRESS)	(STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jeremy Scott Johnson, Trustee of the Jeremy Scott Johnson Trust dated December 8, 2008**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah A. Shepard and Roy C. Shepard, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

TRACT A
A tract of land in the 14th Civil District of Davidson County, Tennessee, lying on the westerly side of State Route No. 64, known as the Old Springfield Pike and being part of the property conveyed to H.E. Baxter and wife, Lockie K. Baxter, by deed from W. B. Williams, et al, of record in Book 1174, page 15, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the afore mentioned Old Springfield Pike, said point being south 31 degrees 45 minutes east of and 88.4 feet from the northeast corner of the property conveyed to H. E. Baxter and wife, Lockie K. Baxter by deed from W. H. Williams, et al, of record in Book 1174, page 15, Register's Office for Davidson County, Tennessee; thence south 33 degrees 45 minutes east with the center of said Pike 80 feet to a point; thence south 35 degrees east 75.7 feet to a point; thence leaving said Pike south 53 degrees 30 minutes west 153.1 feet to an iron pin; thence north30 degrees 20 minutes 167.7 feet to an iron pin; thence north 58 degrees 30 minutes east 140.6 feet to the point of beginning containing 0.55 acres, more or less.

TRACT B
Beginning at a point in the southwest corner to the tract of land conveyed to Glenna Baxter Johnson and husband, Harvey L. Johnson, of record in Book 2604, page 413, Register's Office for Davidson County, Tennessee; thence south 53 degrees 30 minutes west 80 feet to a point; thence north 30 degrees 20 minutes west174.70 feet to a point; thence north 58 degrees 30 minutes east 80 feet to a point, the northwest corner of the land conveyed to grantees herein by deed of record in Book 2604, page 413, Register's Office for Davidson County, Tennessee; thence south 30 degrees 20 minutes east 167.70 feet to the point of beginning , containing 0.31 acres more or less.

The subject property consisting of Tracts A and B above being further described in the attached plat of record in Book 5278, page 243, Register's Office fro Davidson County, Tennessee and together are also known as Tax Map 8, Parcel 22.

FIRST RIGHT OF REFUSAL: In the event Grantee herein receives a bona fide offer for the sale of the above property, Grantee shall put Grantor herein on written notice. Grantor will have 15 days to purchase said property on the exact terms and conditions of the offer received by Grantee. If Grantor has not tendered performance under this provision within 15 days, Grantee shall be entitled to sell the property free of this right of refusal. Notice shall be deemed given by Grantee when a copy of said received offer is placed in the mail to Grantor (certified return receipt requested) at the address of 100 Country Club Drive, Suite 200, Hendersonville Tn 37075

BEING the same property conveyed to Jeremy Scott Johnson, Trustee of The Jeremy Scott Johnson Trust from Jeremy Scott Johnson, Trustee of the Glenna Johnson Revocable Living Trust, by Quit Claim Deed dated February 19, 2009, as Instrument No. 200903020018036, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8067 Whites Creek Pike, Joelton, TN 37080.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 22nd day of November, 2010.

JEREMY SCOTT JOHNSON TRUST DATED DECEMBER 8, 2008

By: _____
Jeremy Scott Johnson, Trustee

November 22, 2010
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jeremy Scott Johnson, Trustee for the Jeremy Scott Johnson Trust dated December 8, 2008, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of November, 2010.

My Commission Expires: 4/23/14

Tammy Morris
Notary Public

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066