G#23200-8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110026435 DEEDWARR
Recvd: 05/04/11 12:38 2 pgs
Fees:13.00 Taxes:682.65
20110504-0034211

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$184,500.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2011.

Notary Public

My commission expires: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Leon VanBecelaere and Eileen Tipton	Mortgage Investors Group	**Map 086-04-0-A Parcel 068.00co**
4341 Oakcrest Lane	8320 E. Walker Springs Lane	
Hermitage, TN 37076	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Susanne E. Shepherd a/k/a Susanne E. Shepherd Frisch or Susanne Shepherd Frisch or Susanne Shepherd, an un-remarried widow, individually, and
Susanne E. Shepherd a/k/a Susanne E. Shepherd Frisch or Susanne Shepherd Frisch or Susanne Shepherd and Susanne E. Shepherd a/k/a Susanne E. Shepherd Frisch or Susanne Shepherd Frisch or Susanne Shepherd, as Guardian for Julien Shepherd Frisch, a minor child, as the sole Heirs-At-Law of Fred J. Frisch, Jr., a/k/a Frederick John Frisch, Jr., deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leon VanBecelaere and wife, Eileen Tipton

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:

Land in Davidson County, Tennessee, being Lot No. 63, on the Plan of Oakcrest, Phase 2A, a Planned Unit Development, as of record in Book 6900, Page 881, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susanne E. Shepherd and Fred J. Frisch, Jr., by Warranty Deed dated June 27, 2005, from Kimberly F. Swint, an unmarried person, of record in Instrument 20050630-0075676, Register's Office for Davidson County, Tennessee. The said parties having married and Susanne E. Shepherd is now also known as Susanne E. Shepherd Frisch or Susanne Shepherd Frisch or Susanne Shepherd. The said Fred J. Frisch, Jr., having died intestate on August 28, 2008. Susanne Shepherd Frisch and Julien Shepherd Frisch were determined to be the sole heirs-at-law of Fred J. Frisch, Jr., by an Affidavit of Heirship, of record in Instrument No. 20110504-0034210, said Register's Office. Therefore, the property is owned by Susanne E. Shepherd as to a 75% undivided interest and Julien Shepherd Frisch, as to a 25% undivided interest. By Petition for Appointment of Guardian of the Property of a Minor Child and by Order for Sale of the Property of a Minor Child, under Probate No. 10P-462, in the Circuit Court for Davidson County, Tennessee, Susanne Shepherd is authorized to execute the Warranty Deed and other closing documents for the sale of the herein property.

This conveyance is subject to Restrictive Covenants contained in instrument of record in Book 6680, Page 976, said Register's Office; Declaration of Covenants, Conditions and Restrictions of Oakcrest, of record in Book 7308, Page 874, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved property, known as: **4341 Oakcrest Lane, Hermitage, TN 37076**.

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 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. 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 **3rd** day of **May, 2011.**

Susanne E. Shepherd a/k/a Susanne E. Shepherd Frisch or Susanne Shepherd Frisch or Susanne Shepherd, individually

Susanne E. Shepherd a/k/a Susanne E. Shepherd Frisch or Susanne Shepherd Frisch or Susanne Shepherd, Heir

GUARDIAN OF JULIEN SHEPHERD FRISCH

Susanne E. Shepherd a/k/a Susanne E. Shepherd Frisch or Susanne Shepherd Frisch or Susanne Shepherd, as Guardian for Julien Shepherd Frisch, Heir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Susanne E. Shepherd a/k/a Susanne E. Shepherd Frisch or Susanne Shepherd Frisch or Susanne Shepherd, individually and as Heir, and Susanne E. Shepherd a/k/a Susanne E. Shepherd Frisch or Susanne Shepherd Frisch or Susanne Shepherd, as Guardian for Julien Shepherd Frisch, Heir,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **May, 2011.**

Notary Public

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13