K 2595

WARRANTY DEED

FROM

A. J. Galbreath et al

17104

TO

Richard Sheppard et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day
of SEP A.D. 1956
at 1:30 o'clock P.M. Page 742
Noted in Book 86
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature]

Attorney Title Company



WARRANTY DEED

For and in Consideration of the sum of ----------$10.00----------

TEN AND NO/100---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, A. J. Galbreath, Thomas Earl Mayfield and Robert Boyd Moulton, Sr

have bargained and sold, and by these presents do transfer and convey unto the said

Richard W Sheppard and wife, Anne B. Sheppard, their

heirs and assigns, a certain tract or parcel of land in Davidson County and Sumner County State of Tennessee, described as follows, to wit:

TRACT NO. 1: Land situated in the Sixth Civil District of Sumner County, Tennessee, and beginning at the southwest corner, a point in Manskers Creek thence south 88 deg. east passing a stone on bank of said creek and running with Mathews and Neely 21.70 chains to a post thence north 1-3/4 deg. east with the old Yount line, 22.91 chains to a post, 19 links north of a large beech thence north 86½ deg. west with Cuniff 28.58 chains to the center of Manskers Creek; thence with Manskers Creek, to the beginning as follows: south 15 deg. west 3.00 chains; south 49 deg. east 10.00 chains; south ½ deg. west 14.36 chains to the beginning, containing 54.2 acres, more or less, according to the survey of Odo E. Rhodes made March 31, 1956, and being that certain tract of land containing 30 acres more or less, which was conveyed to A. F. Bruce by deed of Z. T. Neely and wife, dated July 18, 1906, and of record in Deed Book 14, page 212, Register's Office of Sumner County, Tennessee, and also a 24 acre tract of land which was owned by Mrs. Elizabeth Coltharp Oswell under an unrecorded deed or grant. The said Mrs. Elizabeth Coltharp Oswell died intestate in Sumner County, Tennessee about the year 1918, her husband having predeceased her, and she was survived by two children as her only heirs at law, Kittie Oswell Bruce and Rudolph Oswell, Kittie Oswell Bruce was the wife of A. F. Bruce. Both A. F. Bruce and Kittie Oswell Bruce died intestate in Sumner County, Tennessee, survived by one child Carrie Bruce Tinnin, as their only heir at law. Rudolph Oswell died intestate in Memphis, Tennessee, in the year 1903. His widow is deceased, and he was survived by two sons as his only heirs at law, R. H. Oswell and C. N. Oswell, C. N. Oswell died intestate about four years ago, his widow is deceased and he is survived by only heir at law, Evander Rudolph Oswell. Carrie Bruce Tinnin died testate and by her will which is of record in Will Book 68, page 440, Office of the County Court Clerk of Davidson County, Tennessee, she devised said land to A. J. Galbreath, Thomas Earl Mayfield and Robert Boyd Moulton, Sr. By deed dated June 1, 1956, and of record in Deed Book ___, page ___

(cont'd)

G 88