This Instrument Prepared by: Thomas E. Stewart Atty
4705 Gallatin Road
Nashville Tennessee 37216

Mail to: Thos E. Stewart, 4705 Gallatin Rd. Nashville, Tenn. 37216

WARRANTY DEED

BOOK 4360 PAGE 314

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard C. Sheppard, et ux (NAME)	Murphree Mortgage Co. (NAME)	MAP 34-9
214 Marita Avenue (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	PAR 42
Goodlettsville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	B

For and in Consideration of the sum of TEN AND NO/100 -($10.00) *DOLLARS*
receipt of which is hereby acknowledged, including grantees assuming the unpaid balance on a note executed to Murphree Mortgage Company, dated August 1, 1966 and secured by a Deed of Trust as recorded in Book 4042, Page 789, R.O.D.C.T., all of which the grantees assume, promise to pay and agree to hold the grantors harmless from the same.

Loyual Elmo Boles and wife, Kathleen Boles, *have bargained and sold, and by these presents do transfer and convey unto the said* Richard C. Sheppard and wife, Laraine S. Sheppard 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. 30 onthe Plan of Gateway, Section 1, as of record in Book 3300, pages 39 and 40, Register's Office for said County, as follows:

Beginning at a point in the easterly margin of Marita Avenue, at the corner of Lots 29 and 30; thence with the line between said lots, easterly 155.9 feet to a point; thence northerly 87 feet to the southerly margin of West Monticello Avenue; thence with the margin of said Avenue, westerly 102.6 feet to the beginning of a curve; thence around said curve, southwesterly 77.8 feet to the margin of Marita Avenue; thence with the margin of the same, southerly 26.65 feet to the point of beginning.

Being the same property conveyed to Loyual Elmo Boles and wife, Kathleen Boles, by deed from Jones Lumber Comapny, Incorporated, of record in Book 4042, page 787, Register's Office for Davidson County, Tennessee. Being subject to restrictive covenants of record in Book 3344, page 582, and setback and easement lines in the Plan of record in Book 3300, pages 39 and 40 all R.O.D.C.T.

This is unimproved ( ) improved (X) property, known as 214 (House Number) Marita Avenue (Street) (P. O. Address) Goodlettsville, Tenn. (City or Town)

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.* except as above. Taxes to be prorated.

And we, the grantors *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.*

Witness our *hand*s *this* 20th *day of* August, *19*69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Loyual Elmo Boles
Kathleen Boles

BOOK 4360 PAGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4360 PAGE 315

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Loyual Elmo Boles and wife, Kathleen Boles

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 20th *day of* August, *19* 69.

Commission expires 5-15-71

Jane S. Smith
Notary Public

AUG27'69	CONV	14,950.00			
AUG27'69	STAX		A*	38.74	
AUG27'69	PRTFEE		A*	.50	
AUG27'69	RCRDFEE		A*	3.00	* 42.24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $14,950.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 27 day of Aug 1969

Notary Public

Commission Expires: 5-15-71

WARRANTY DEED

FROM LOYUAL ELMO BOLES, ET UX

TO RICHARD C. SHEPPARD, ET UX

A 5 2 0 1 '0

IDENTIF. REFERENCE

AUG 27 9 01 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee