TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Shepherd, ET UX (NAME)	Same as New Owner (NAME)	83-5
1204 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	14.1-378
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BOOK 4457 PAGE 382

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS
cash in hand paid by RICHARD H. SHEPHERD AND WIFE, NANCY R. SHEPHERD

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, MALVINA R. HUFFER, a widow

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being the easterly 20 feet of Lot No. 14 and the westerly 30 feet of Lot No. 15 of Block "A" in F.O. Beasley's Addition to East Nashville, a plan of which is of record in Book 57, page 83, Register's Office for said County.
Said parts of Lots Nos. 14 and 15 front together 50 feet on the southerly side of Eastland Avenue, formerly Vaughn Pike, and run back between lines 170 feet to an alley.
Being the same property conveyed to Malvina R. Muffer, a widow, by deed from William Lillard St. John, Jr. and wife, as of record in Book 3649, page 523, said Register's Office.

The actual consideration for this transfer or value of property (whichever is greater) is $2,460.14.
This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard H. Shepherd

Sworn to and subscribed before me
this 4th day of Nov., 1970.

L. D. Richards

My commission expires April 24, 1974

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

unimproved ( )
This is improved (X) property, known as 1204 Eastland Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 our hands this 4th day of November, 1970.

MALVINA R. HUFFER
Mrs. Malvina R. Huffer

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named MALVINA R. HUFFER, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 1970.

Commission expires April 24, 1974 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed
G-218159

FROM
Malvina R. Huffer

To
Richard H. Shepherd, ET UX

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

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IDENTIFICATION REFERENCE

NOV 6 9 48 AM '70

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV-6	CONV	*2,460.11				
NOV-6	S'TAX		A*	6.50		
NOV-6	PR'FEE		A*	.50		
NOV-6	W'DEED		A*	3.00	*	10.00