WHEREAS, in a deed of record in Deed Book 4174, page 19 in the office of the Register of Davidson County, Tennessee, the land hereinafter described was conveyed to Jean C. Beard and Peggy C. Shepherd, with the grantee, Jean C. Beard paying the full consideration thereof.

NOW, THEREFORE, THIS DEED OF CONVEYANCE, executed and delivered by Peggy C. Shepherd, hereinafter called the grantor, to Jean C. Beard, hereinafter called the grantee;

WITNESSETH: That, for the consideration set out above, receipt of which is hereby acknowledged, I, the said grantor, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantee, heirs and assigns, all my right, title and interest being an undivided one-half interest in and to a certain tract or parcel of land situate in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Map of B. N. Stammer Subdivision, as of record in Book 1424, page 23, Register's Office for said County. Said Lot No. 17 fronts 85 feet on the north side of Castleman Drive, and runs back 250 feet on the west line and 253.2 feet on the east line, to a dead line in the rear, on which it measures 100 feet and being the land conveyed to Jean C. Beard and Peggy C. Shepherd by Wilfred Massey, Trustee in a deed of record in Deed Book 4174, page 19 in the office of the Register of Davidson County, Tennessee.

TO HAVE AND TO HOLD all of my right, title and interest being an undivided one-half interest in and to the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said grantee, heirs and assigns, forever. The grantor covenants with the grantee, heirs and assigns: (1) That she is lawfully seized in fee of said premises; (2) That she has a good and perfect right to make this conveyance; (3) That said premises are unincumbered except by a deed of trust of record in Land Mortgage Book 3563, page 343 in the office of the Register

This deed was prepared by
George W. Yost, Attorney
Springfield, Tennessee

B 2 6 9 3 7

IDENTIF. REFERENCE

BOOK 4529 PAGE 195

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DAVIDSON COUNTY, TENN.

of Davidson County, Tennessee to secure a note payable to Home Federal Savings and Loan Association which the grantee assumes and agrees to pay as the same becomes due and payable; and (4) That she will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

Dated at Nashville, Tennessee, this 12th day of August, 1971.

Peggy C. Shepherd

Peggy C. Shepherd

$3,000.00

STATE OF TENNESSEE,
DAVIDSON COUNTY.

A* 23.40
A* 1.50

Personally appeared before me, [illegible]

a Notary Public in and for said county and state, the within named, Peggy C. Shepherd, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within deed instrument for the purposes therein contained.

Witness my hand and seal of office, this 12 day of August, 1971, at Nashville, Davidson County, Tennessee.

Notary Public

My commission expires: [illegible]

STATE OF TENNESSEE,
DAVIDSON COUNTY.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 9000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 12th day of August, 1971.

Register