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Loan # 560168-4 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,500.00

Robert John Krozely
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 1976.

Notary Public

MY COMMISSION EXPIRES: 8-22-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook (NAME) P. O. Box 15324 Nashville, Tennessee 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Krozely, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	42-10
7412 George Gaines Road (STREET ADDRESS OR ROUTE NUMBER)	4th and Union (STREET ADDRESS)	9D-23607
Nashville, Tenn. 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	42

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frank Daniel Sheppard, Jr. and wife, Carole W. Sheppard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Krozely and wife, Mary Margaret Krozely

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. 31 on the Plan of Harpeth Estates, Section II, as of record in book 4175, page 23, Register's Office for said County.

Said lot No. 31 fronts 90.0 feet on the northerly margin of George Gaines Road and extends back 187.6 feet on the westerly line and 187.3 feet on the easterly line to a line in the rear on which it measures 90.0 feet.

Being the same property conveyed to Frank Daniel Sheppard, Jr. and wife, Carole W. Sheppard, by deed from William W. Buchanan and wife, Wynona L. Buchanan, of record in book 4822, page 122, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 7412 George Gaines Road, Nashville, Tennessee 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 28 day of April, 19 76

Frank Daniel Sheppard Jr.

Carole W. Sheppard

GEORGIA
STATE OF ~~TENNESSEE~~
~~Davidson County~~
Fulton County

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Personally appeared before me, Linda Keene, a Notary Public in and for said County and State, the within named Frank Daniel Sheppard, Jr. and Carole D. Sheppard

the 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 Atlanta Georgia, Tennessee, this 21 day of April 19 76

Commission expires Notary Public, Georgia, State at Large My Commission Expires July 10, 1978

L. L. Keene
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

Loan # 560168-4

WARRANTY DEED

FROM

Frank Daniel Sheppard, Jr., et ux

TO

Robert J. Krozely, et ux

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 47075

IDENTIF. REFERENCE

APR 30 10 33 AM '76

REGISTER DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR30%	CONV	40,500.00			
APR30%S'TAX			B*	105.30	
APR30%DR'FEE			B*	.50	
APR30%	W'DEED		B*	4.00	* 109.80