Form No. WD-1

BOOK 5089 PAGE 419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jon H. Shepherd (NAME) | Baker Mortgage Corporation (NAME) | 6DA 14002 |
| 2614 Sterling Boone Road (STREET ADDRESS OR ROUTE NUMBER) | 2840 Northeast Expressway, #200 (STREET ADDRESS) | 119-6 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | Atlanta, Ga. 30345 (CITY) (STATE) (ZIP) | 205.8 |

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, Sandra Kay Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon H. Shepherd

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:

BEING Lot No. 224 on the Plan of Sterling Heights, Section 7, as of record in Book 3600, Page 2, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 69.22 feet on the easterly margin of Sterling Boone Road and extends back 275.25 feet on the northern line and 214.87 feet on the southern line to a dead line in the rear measuring 109.6 feet thereon.

BEING the same property conveyed to Sandra Kay Brown by Divorce Decree No. 70641 in the Fourth Circuit Court of Davidson County, Tennessee, filed for record in Book 4881, Page 660, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 2614 Sterling Boone Road (House Number) (Street) Nashville, TN 37211 (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 my hand this 15TH day of NOVEMBER, 1976

Sandra Kay Brown Sandra Kay Brown

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Kay Brown

the bargainor, 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 15TH day of NOVEMBER 19 76

Commission expires 7-16-77

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

WARRANTY DEED

FROM Sandra Kay Brown Goad

TO Jon H. Shepherd

D 77803

IDENTIF. REFERENCE

Nov 19 10 00 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedan
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

NOV19'76 CONV 18,200.00
NOV19'76 S TAX B* 47.32
NOV19'76 PR FEE B* .50
NOV19'76 [illegible] DEED B* 4.00 * 51.82