THIS INSTRUMENT PREPARED BY:

BOOK 5092 PAGE 677

DAVID B. HERBERT, ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-7-5	DONALD A. SHEPPARD, ET UX	Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S) 8D-8560	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6576 Cabot Drive, Nashville	LOAN OR ACCOUNT NO. 89932 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; I,

DEC-1 76	CONV	39,900.00			
DEC-1 76	S'TAX		B*	103.74	
DEC-1 76	PR'FEE		B*	.50	
DEC-1 76	W'DEED		B*	4.00	* 108.24

THELMA I. HUDGENS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Donald A. Sheppard and wife, Kitty G. Sheppard,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 106 on the Plan of Beacon Square, Section 1, as of record in Book 3842, page 63, Register's Office for said County, described as follows:

Beginning at a point in the northwesterly margin of Cabot Drive, common corner of Lots 106 and 107; thence with the line between said two lots northwesterly 95.53 feet; thence with the line between Lots 106 and 105 northeasterly 113.01 feet to a point in the southwesterly margin of Upton Lane; thence with said margin southeasterly 91.59 feet; thence around a curve southerly and westerly 40.87 feet to a point in the northwesterly margin of Cabot Drive; thence with said margin southwesterly 89.28 feet to the point of beginning.

Being the same property conveyed to Kenneth D. Hudgens and wife, Thelma I. Hudgens, by deed from Wayne T. Sisemore and wife, JoAnn Sisemore, of record in Book 4850, page 663, said Register's Office. The said Kenneth D. Hudgens and Thelma I. Hudgens having since divorces and by Quitclaim Deed of record in Book 5038, page 309, Kenneth D. Hudgens conveyed all his right, title and interest to Thelma I. Hudgens.

This conveyance is made subject to restrictions of record in Book 4021, page 71 and amended in Book 4142, page 166, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of November, 1976.

Thelma I. Hudgens

THELMA I. HUDGENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thelma I. Hudgens

the bargainor(s), 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, the 29th day of November, 1976.

My commission expires: 4/23/78

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 19 76

MY COMMISSION EXPIRES 4/23/78 (AFFIX SEAL) Notary Public

D 79309

IDENTIF. REFERENCE

DEC 1 3 25 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
DBH:jpr

FROM
THELMA I. HUDGENS

TO
DONALD A. SHEPPARD AND WIFE,
KITTY G. SHEPPARD

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

DAVID B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 372:9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public