BOOK 5109 PAGE 72

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 20,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 19 77.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Ann Brown (NAME)	Baker Mortgage Corporation (NAME)	23W 03075
1806 Shelby Avenue (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	MAP 94-2
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	PARCEL 89

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, Milton S. Shepherd et ux Eunice Shepherd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy Ann Brown

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 the East 10 feet of Lot No. 34 and the West 30 feet of Lot No. 35 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Milton S. Shepherd et ux Eunice Shepherd by deed from Charlie Baxter Morgan et ux Kate Jenkins Morgan of record in Book 4752, Page 546, and re-recorded in Book , Page , Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 1806 Shelby Avenue Nashville, Tennessee 37206
(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 hand s this 25TH day of JANUARY, 19 77

Milton S. Shepherd

Eunice Shepherd

STATE OF TENNESSEE
Davidson County

BOOK 5109 PAGE 73

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton S. Shepherd et ux Eunice Shepherd

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 Nashville, Tennessee, this 25TH day of JANUARY 19 77

Commission expires 6-30-80

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

D 86694

WARRANTY DEED

FROM
Milton S. Shepherd

TO
Dorothy Ann Brown

IDENTIF. REFERENCE

JAN 26 9 39 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

JAN26 77	CONV	20,500.00			
JAN26 77	S'TAX		B*	53.30	
JAN26 77	PR'FEE		B*	.50	
JAN26 77	W'DEED		B*	4.00	* 57.80