Send Tax Bills To:
Mr. Milton S. Shepherd
922 Sharpe
Nashville, Tennessee

This Instrument Prepared By:
John B. Pittard
Attorney At Law
Murfreesboro, Tennessee 37130
From information furnished by the parties.

STATE OF TENNESSEE]
ss.
COUNTY OF DAVIDSON]

8R-4
357
PW

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of an indebtedness originally payable to Murphree Mortgage Company, a Tennessee corporation, secured by a deed of trust on the within described property of record in Book 3144, page 205, of the Register's Office of Davidson County, Tennessee, to which instrument reference is hereby made for all of its terms and provisions;

We, the undersigned, GARY WAYNE HOLT and CELESTE DIANE HOLT BLACK, sole surviving heirs at law and children of KATHLEEN KELLER HOLT, a/k/a KATHLEEN KELLER HOLT PRUITT, have this day bargained and sold and do hereby transfer and convey unto MILTON S. SHEPHERD and wife, EUNICE M. SHEPHERD, their heirs and assigns, forever, that certain parcel of real estate situated in the County of Davidson, State of Tennessee, and being described as follows, to-wit:

> Being a house and lot of ground known and designated as 922 Sharpe and being the East 75 feet on the Lot 41 on the Plan of W. H. Hyronemus' Addition of record in Book 161, page 174, of the Register's Office of Davidson County, Tennessee. Said part of said lot fronts 75 feet on the South side of Sharpe Avenue and runs back between parallel lines 168 feet to an alley.
>
> Included in the above description but expressly excluded from this conveyance is 32 square feet, more or less, conveyed to the State of Tennessee for the use and benefit of the Department of Highways as shown by deed of record in Deed Book 4140, page 859, of the Register's Office of Davidson County, Tennessee. In said deed the grantor, Kathleen Keller Holt reserved unto herself the right of access across said tract.
>
> Being a part of the same property conveyed to Mrs. Kathleen Keller Holt by deed of Robert C. Hill and wife, Georgia Hill, dated September 18, 1962 and of record in Book 3436, page 295, of the Register's Office of Davidson County, Tennessee.

The said Kathleen Keller Holt, a resident of Davidson County, Tennessee, at the time of her death, was by second marriage to Stewart Pruitt named Kathleen Keller Holt Pruitt. The said Kathleen Keller Holt a/k/a Kathleen Keller Holt Pruitt died intestate on November 28, 1975 and left as her sole surviving heirs by previous marriage her two children, the undersigned, Gary Wayne Holt and Celeste Diane Holt Black.

This conveyance is made subject to all lawful restrictions, easements, etc., of record in said Register's Office.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same and that it is unencumbered except as hereinabove set forth, except for lien of the 1977 taxes which are being prorated between the parties herein, and except for easement to the State of Tennessee for a slope as set out in deed of record in Deed Book 4140, page 859, of the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

All of our right, title, claim and interest in and to the escrow account held in connection with the above referred to indebtedness, together with the existing insurance, is hereby transferred to the grantees herein, the grantees herein assuming the February, 1977 mortgage loan payment on said indebtedness and all subsequent payments.

Possession of the within described property to be given to the grantees herein upon the date of this deed.

WITNESS OUR HANDS this 24 day of January, 1977.

Gary Wayne Holt
Gary Wayne Holt

Celeste Diane Holt Black

BOOK 5111 PAGE 680

STATE OF TENNESSEE]
ss.
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named GARY WAYNE HOLT and CELESTE DIANE HOLT BLACK, sole surviving heirs at law and children of KATHLEEN KELLER HOLT a/k/a KATHLEEN KELLER HOLT PRUITT, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this the 28 day of January, 1977.

James D. Hughey
Notary Public

My Commission Expires: 2-8-78.

NOTARY PUBLIC AT LARGE STATE OF TENN.

AFFIDAVIT

I hereby affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $16,000.00.

Lee E Putnam
Affiant

Subscribed and sworn to before me this the 28 day of January, 1977.

James D. Hughey
Notary Public

My Commission Expires: 2-8-78.

NOTARY PUBLIC AT LARGE STATE OF TENN.

MAIL TO

D 87797

IDENTIF. REFERENCE

FEB 2 1 52 PM '77

REGISTER DAVIDSON CO. TENN.

FEB-27	CONV	16,000.00			
FEB-27	STAX		8*	41.60	
FEB-27	RFEE		8*	.50	
FEB-27	WDEED		8*	6.00	* 48.10