This instrument prepared by: Mark J. Mathiesen, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5144 PAGE 726

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD H. SHEPPARD, ET UX	Same	18-70
(NAME) Wallace Drive	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

511

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

GOODLETTSVILLE CONSTRUCTION COMPANY, INC.; DON BRANCH; and R. D. NIXON, a partnership, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD H. SHEPPARD AND WIFE, DORTHY L. SHEPPARD, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, according to an unrecorded survey by Harold H. Cole, Surveyor, dated June 10, 1974, and being Tract 3 on said survey and more particularly described as follows:
Beginning at a point in the south line of Brick Church Pike, being the northeast corner of this Tract and the northwest corner of Tract 2; thence South 40° 04' West for 855.61 feet to an iron pin; thence South 9° 58' East for 241.45 feet to an iron pin; thence South 37° 46' West for 369.69 feet to an iron pin east of a power line easement (TVA); thence following the power line (east side) South 18° 19' East for 285.00 feet to an iron pin in the south line of Brick Church Pike, South 89° 49' East for 70.00 feet, thence South 73° 41' East for 234.27 feet to a point; thence South 64° 30' East for 182.25 feet to the point of beginning, containing 4.10 acres, more or less.

Being part of the same property conveyed to Goodlettsville Construction Company, Inc., Don Branch, and R. D. Nixon, a partnership, by deed from C. Morris Peeples, et ux, of record in Book 4752, page 865, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 29th day of April 19 77

Affiant Richard H Sheppard

My commission expires: 4-30-78 (Affix Seal)

Notary Public Jim King

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their (successors), heirs and assigns forever. we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as appears of record.

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

Witness our hand s this 29th day of April, 19 77, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Don Branch
R D Nixon

Goodlettsville Construction Company, Inc.
By: H. Preston Bacchus Pres.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* DON BRANCH AND R. D. NIXON, *the within named bargainorS, 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 Goodlettsville *Tennessee.*
this 29th *day of* April, *19* 77.

Jim King *Notary Public*

Commission expires 4-30-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Preston Balthrop, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Goodlettsville Construction Construction Company, Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Goodlettsville, Tenn
this 29th *day of* April, *19* 77.

Jim King *Notary Public*

Commission expires 4-30-78

MAY-9??	CONV	*5,000.00			
MAY-9??	S'TAX		B*	13.00	
MAY-9??	PR'TEE		B*	.50	
MAY-9??	W'DEED		B*	4.00	* 17.50

WARRANTY DEED

FROM

Goodlettsville Construction Company,

TO Inc., et al

Richard H. Sheppard, et ux

E 02562

REFERENCE

MAY 9 9 51 AM '77

REGISTER
DAVIDSON CO. TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115