WARRANTY DEED

BOOK 5232 PAGE 315

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,500.00

Patricia Lynn Light
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 1977.

Notary Public

MY COMMISSION EXPIRES: November 10, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., 4515 Harding Road Suite 303, Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Lynn Light, (NAME)	The Benford-Whiting Company (NAME)	72-14-191
unmarried		
1413 East Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 17322 (STREET ADDRESS)	27W-25845
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

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, RICHARD H. SHEPHERD and wife, NANCY R. SHEPHERD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA LYNN LIGHT, unmarried

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 southwesterly part of Lot No. 41 on the Plan of H. M. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office for said County, and described according to a survey made by Hickerson - Miller Engineers, Surveyors, March 9, 1956, as follows:

BEGINNING on the northerly margin of Douglas Avenue and the corner of Lots Nos. 40 and 41; thence with the line between said two lots, north 3 degrees 00 minutes east 200.3 feet to the southwest corner of the property conveyed to Ethel Hunter by deed from Mary E. Griffith, et al, of record in Book 2543, Page 482, said Register's Office; thence with said Hunter's southern boundary line North 84 degrees 10 minutes east 51 feet, more or less, to a point in the western boundary line of the property conveyed to Henry A. Dillon and wife, Bertie S. Dillon, by deed from Mary T. Harden et al, of record in Book 1417, Page 675, said Register's Office; thence with said Dillon's western boundary line southwardly 210 feet, more or less, to the northerly margin of Douglas Avenue; thence with the same westwardly 50 feet to the beginning.

BEING all the same property conveyed to Richard H. Shepherd and wife, Nancy R. Shepherd, by deed from Herbert Sullivan and wife, Lois Dean Sullivan, of record in Book 4864, Page 475, Register's Office for Davidson County, Tennessee. **

This conveyance is subject to a sewer easement of record in Book 1640, Page 441, Register's Office for said County.

** and by quitclaim deed from Judy B. Meirs and husband Robert E. Meirs which is being placed of record in the pages immediately preceeding this instrument.

This is unimproved ( ) improved (XX) property, known as 1413 East Douglas Avenue, Nashville, Tenn. 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 9th day of December, 19 77

Richard H. Shepherd

Nancy R. Shepherd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Betty N. Todd, a Notary Public in and for said County and State, the within named Richard H. Shepherd and Nancy R. Shepherd

the 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 Nashville, TEnnessee, this 9th day of December, 19 77

Betty N Todd
Notary Public

Commission Expires November 10, 1979

STATE OF
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 purpose 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

Please return to:
Marbut Glenn GAston, Jr.
4515 Harding Road Suite 303
Nashville, Tennessee 37205

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IDENTIF. REFERENCE T

Dec 12 11 22 AM '77

DEC12 77	CONV	19,500.00			
DEC12 77 S'TAX			B*	50.70	
DEC12 77 PR'FEE			B*	.50	
DEC12 77	W'DEED		B*	4.00	* 55.20

WARRANTY DEED

FROM
Richard H. Shepherd et ux Nancy R. Shepherd

TO
Patricia Lynn Light, unmarried

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York