BOOK 5237 PAGE 426

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Richard Betts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 1977.

Notary Public

MY COMMISSION EXPIRES: 4/28/78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Betts, et ux (NAME)	TENNESSEE HOUSING DEVELOPMENT AGENCY (NAME)	Map 82-4
922 West Sharpe Avenue (STREET ADDRESS OR ROUTE NUMBER)	c/o Realty Mortgage, Inc. 2200 Century Parkway (STREET ADDRESS)	Par 357
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (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, MILTON S. SHEPHERD and wife, EUNICE M. SHEPHERD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD BETTS and wife, DELORES T. BETTS

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:

LAND in Davidson County, Tennessee, being part of the East 75' of Lot No. 41 on the Plan of W. H. Hyronemus' Addition of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 75 feet on the south side of (West) 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, Register's Office for Davidson County, Tennessee. In said deed the grantor, Kathleen Keller Holt, reserved unto herself the right of access across said tract.

BEING the same property conveyed to Milton S. Shepherd and wife, Eunice M. Shepherd, by deed from 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, of record in Book 5111, page 678, Register's Office for Davidson County, Tennessee.

This is { unimproved ( ) / improved (XX) } property, known as 922 West Sharpe Avenue, Nashville Tennessee
(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 14th day of December, 1977

Milton S. Shepherd

Eunice M. Shepherd

STATE OF TENNESSEE
Davidson County

BOOK 5237 PAGE 427

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named Milton S. Shepherd and wife, Eunice M. 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 14th day of December, 19 77

Commission expires 10/28/78

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

WARRANTY DEED

FROM MILTON S. SHEPHERD, et ux

TO RICHARD BETTS, et ux

E 43556

IDENTIF. REFERENCE!

DEC 28 10 50 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 7 Alan L. Saturn, Atty.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC28	CONV	19,500.00			
DEC28	S'TAX		B*	50.70	
DEC28	PR'FEE		B*	.50	
DEC28	W'DEED		B*	4.00	* 55.20