FILE BOX 4

BOOK 5346 PAGE 979 78-9-58

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

David R. Shepherd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, A.D. 1978.

Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID R. SHEPHERD et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	15DZ-9245
1218 Shelton Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Map: 72-3
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA (CITY) (STATE) (ZIP)	Par: 367

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, WARREN H. CUZZORT, JR., CLAUDE H. CUZZORT and MARGARET CUZZORT BRACY, DEVISEES UNDER THE WILL OF WARREN H. CUZZORT, SR., DECEASED.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID R. SHEPHERD and wife, CHERIE M. SHEPHERD

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 westerly one-half of Lot No. 65 on the Plan of Inglewood Lots, as recorded in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

SAID westerly one-half of Lot No. 65 fronts 50 feet on the southerly side of Shelton Avenue and runs back between parallel lines 189.9 feet, more or less, to a dead line.

BEING the same property conveyed to W. H. Cuzzort and wife, Roxa Cuzzort by deed from Robert J. Overall and wife, Maggie L. Overall of record in Book 670, Page 439, Register's Office for Davidson County, Tennessee. The parties having since died with Roxa Cuzzort predeceasing W. H. Cuzzort. By Will of W. H. Cuzzort of record in Will Book 120, Page 419, devised and bequeathed all property to Children or their issue per stirpes, to share and share alike. The said Grantors, Warren H. Cuzzort, Jr., Claude H. Cuzzort and Margaret Cuzzort Bracy being the sole heirs of all.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is ( ) unimproved (XX) improved property, known as 1218 Shelton Avenue (House Number) (Street) Nashville, Tennessee 37216 (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 26th day of SEPTEMBER, 1978

x Warren H. Cuzzort Jr. x Claude H. Cuzzort x Margaret Cuzzort Bracy

WARREN H. CUZZORT, JR. CLAUDE H. CUZZORT MARGARET CUZZORT BRACY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET CUZZORT BRACY and WARREN H. CUZZORT, JR.

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 29th day of SEPTEMBER 1978.

Commission expires 4/18/82

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 DEVISEES UNDER THE WILL OF WARREN H. CUZZORT, SR., Deceased

TO DAVID R. SHEPHERD et ux

CHERIE M. SHEPHERD

E 92697

IDENTIF. REFERENCE

OCT 5 2 51 PM '78

FELIX Z. ANDERSON JR REGISTER
DAVIDSON COUNTY, TENN.

OCT-5-78	CONV	34,000.00			
OCT-5-78	S'TAX		B*	88.40	
OCT-5-78	PR'FEE		B*	.50	
OCT-5-78	W'DEED		B*	4.00	* 92.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF OKLAHOMA
COUNTY OF TULSA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLAUDE H. CUZZORT, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Broken Arrow, Oklahoma, this 26th day of September, 1978.

NOTARY PUBLIC

My Commission expires: April 13, 1979