This instrument prepared by:
Thomas S. Nelms, III: First American Center, Nashville, TN 37238

ADDRESS: NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
MARK A SHEPARD (NAME)	MARK A. SHEPARD (NAME)	Map 103-15
5607 Kendall Drive (STREET ADDRESS OR ROUTE NUMBER)	5607 Kendall Drive (STREET ADDRESS)	Parcel 3
Nashville, TN 37209 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37209 (CITY) (STATE) (ZIP CODE)	8DA-46200

WARRANTY DEED BOOK 5491 PAGE 575

For and in consideration of the sum of --Nine Thousand Five Hundred and 00/100s --------($9,500.00)----------DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of that certain indebtedness to Fidelity Federal Savings & Loan Association in the amount of Nineteen Thousand Eight Hundred Twelve and 69/100s ($19,812.69) Dollars, secured by a Deed of Trust to Vaden Lackey, Jr., Trustee, of record in Book 5238, page 956, as corrected by Instrument of Correction in Book 5271, page 6, Register's Office for Davidson County, Tennessee,

I, KAY B. KEPHART, an unmarried person----------

have bargained and sold, and by these presents do transfer and convey unto the said MARK S. SHEPARD

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Postwood Subdivision of record in Book 5050, page 41, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Kay B. Kephart by deed from J. Richard Chambers, Trustee, of record in Book 5238, page 954, Register's Office for Davidson County, Tennessee.

This property is subject to all requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interest of other lot owners within Postwood; and including the requirement that all owners of lots in Postwood be members of the Postwood Homeowner's Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instrument executed by the Grantors and recorded in Book 5116, page 225, said Register's Office, which said instruments are included in this Deed by reference and made a part hereof the same as though copied herein verbatim.

unimproved (X)
This is improved ( ) property, known as Lot # 3, Postwood Subdivision (House Number) (Street)
Nashville, Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 30th day of August, 19 79.

Kay B. Kephart

BOOK 5491 PAGE 576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thomas S. Nelms, III, a Notary Public in and for said County and State, the within named KAY B. KEPHART, an unmarried person

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 1979.

My commission expires 2/11/80 Notary Public Thomas S. Nelms III

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 29,321.69 This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas S. Nelms III

Sworn to and subscribed before me this 31st day of August, 1979.

My commission expires _____ Notary Public W.C. [illegible]

Reg. Reg

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM KAY B. KEPHART, an unmarried person

TO MARK A. SHEPARD

F. 49477

IDENTIF. REFERENCE

AUG 31 10 42 AM '79

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5491 PAGE 577

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25321.69- CO	
			76.18 CO TX	
			.50 PRFE	
			6.00 MISC	
			CHECK	25.69-
8306A08/31/79			BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 9 4 7 7

IDENTIF. REFERENCE

AUG 31 10 42 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708769