Document Prepared By:
B. HERBERT
Kelley, Herbert & Crawford
Tower, L & C Tower
Nashville, Tennessee 37219

BOOK 5938 PAGE 236

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
129-6-71	Mr/Mrs Mark A. Shepard	Bankers Mortgage Corporation P. O. Box F-20 Florence, South Carolina 29503
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 222147
8DZ-77115	6639 Clearbrook Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated December 19, 1961, in the original principal sum of $25,000.00, payable to Guaranty Mortgage Company, now Bankers Mortgage Corporation, in monthly installments as set out in said note, with interest as set forth terein, and being secured by a deed of trust executed by Norman W. Ginsberg and wife, Diane F. Ginsberg, to Herschel Greer, Trustee, as of record in Book 3324, page 626,

DIANE F. GINSBERG, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARK A. SHEPARD and wife, GOLDIE F. SHEPARD

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 93 on the Plan of West Meade Park, Section One, as of record in Book 2900, pages 103 and 104, described as follows:

BEGINNING at an iron pin in the southeasterly margin of Fox Hollow Road at the common corner of Lots Nos. 93 and 94 of said Subdivision; thence with the line between said two lots, southeasterly 220.9 feet to an iron pin in the northwesterly line of the Davidson County School property; thence with the northwesterly line of said school property, southwesterly 233.4 feet to a concrete monument in the northeasterly margin of Clearbrook Drive; thence around a slight curve to the left with the northeasterly margin of Clearbrook Drive, northwesterly 152.9 feet to a concrete monument at the beginning of a curve; thence around a curve to the right having a radius of 25 feet, northerly 39.3 feet to a concrete monument in the southeasterly margin of Fox Hollow Road; thence with the southeasterly margin of Fox Hollow Road, northeasterly 195 feet to the beginning.

Being the same property conveyed to Diane F.Ginsberg, by Quitclaim deed from Norman W. Ginsberg, as of record in Book 4632, page 125.

This conveyance is made subject to restrictions of record in Book 3102, page 381.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1982 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of September, 1982.

Diane F. Ginsberg
Diane F. Ginsberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Diane F. Ginsberg, unmarried

the bargainor(s), 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, the 15 day of September, 1982.

My commission expires: 7-27-86

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 93,120.00 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF September 19 82

MY COMMISSION EXPIRES: 7-27-86 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM
DIANE F. GINSBERG

TO
MARK A. SHEPARD AND WIFE

H 0 8 7 9 8

IDENTIF. REFERENCE

SEP 16 3 56 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 3620
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public

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

RECEIVED OF BOOK 5938 PAGE 238

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			93120.00- CO	
			242.06 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	248.56-
9243A	09/16/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 7 9 8

IDENTIF. REFERENCE

SEP 16 3 56 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 900106