This Instrument Prepared By: Thomas E. Stewart, Attorney, 223 Madison Street, Madison, TN 37115

Mail

WARRANTY DEED

BOOK 5942 PAGE 861

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GEORGE W. SHEPPARD, ETUX	Security Pacific Mortgage	Map 52-2
(NAME)	(NAME)	
4329 Wood Street	P. O. Box 2450	Parcel 73
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Denver, Colorado 80201	11 D 46500
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5458, page 735, and re-recorded in Book 5475, page 293, Register's Office for Davidson County, Tennessee, and a certain unpaid indebtedness to Nashville Electric Service in the amount of $2,461.65, which Grantees promise to pay and agree to hold Grantors harmless from same,

VIRGIL G. TITUS AND WIFE, MARY H. TITUS, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said GEORGE W. SHEPPARD AND WIFE, KATHENIA MAE SHEPPARD, hereinafter referred to as Grantees, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot #35 and the westerly 10 feet of Lot #34, Block "D", on the Revised Plan of Rainbow Terrace, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lot #35 and part of Lot #34 front together 60.0 feet on the northerly margin of Carmel Avenue and extend back between parallel lines 145.0 feet to a dead line.

Being the same property conveyed to Virgil G. Titus by Quitclaim Deed of record in Book 5598, page 992, Register's Office for Davidson County, Tennessee.
Mary W. Titus joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which she may have, marital or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 33,770.66

Subscribed and sworn to before me, this the 27 day of September 19 82

Affiant Evelyn D. Sweeney

My commission expires: 4/21/85 (Affix Seal)

Notary Public Carolyn F. Waddey

This is improved (X) unimproved ( ) property, known as 647 Carmel Avenue, Madison, TN 37115 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ..... *(successors), heirs and assigns forever* we ... *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We ... *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 24th *day of* September *19* 82 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Kathenia Mae Sheppard

Virgil G. Titus

Mary H. Titus

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGIL G. TITUS AND WIFE, MARY H. TITUS; and KATHENIA MAE SHEPPARD the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison Tennessee, this 24 day of September, 19 82.

Carolyn F. Waddey Notary Public

Commission expires 4/21/85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

H 10405

IDENTIF. REFERENCE

SEP 29 8 30 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
VIRGIL G. TITUS, ET UX

TO
GEORGE W. SHEPPARD, ET UX

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5942 PAGE 863

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

33770.66- CO
87.68 CO TX
.50 PRFEE
6.00 WDEED
CHECK 94.38-
1313A05/29/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 0 4 0 5

T. IDENTIF. REFERENCE

SEP 29 8 30 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 902094