WARRANTY DEED

FROM: Gary Lee Kelley, a single person

TO: Richard W. Shepard and wife, Sherry A. Shepard

THIS INSTRUMENT PREPARED BY:
JAMES W. PARNELL, Attorney
Suite 200, 130 4th Ave., So.
Franklin, TN 37064
(615) 794-1333

Address New Owner(s) as Follows: Richard W. Shepard
Apt. C-19, 6700 Cabot Drive
Nashville, TN 37209

Send Tax Bills To: Same

Map Parcel Nos.: 142-2-265

Field Book Nos. 9D-66248

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater for this transfer is $18,000.00.

Gary Lee Kelley
AFFIANT

SUBSCRIBED AND SWORN TO before me, this the 20 day of Nov., 1984.

NOTARY PUBLIC

My Commission Expires: 6-23-85

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Gary Lee Kelley, has bargained and sold, and by these presents does transfer and convey unto the said Richard W. Shepard and wife, Sherry A. Shepard, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tenenssee, being Lot No. 295 on the plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for said County.

Said Lot No. 295 fronts 100.0 feet on the westerly margin of Saddle Drive and extends back 191.3 feet on the northerly line and 212.5 feet on the southerly line to a dead line in the rear, measuring 102.24 feet thereon.

Being the same property conveyed to Gary Lee Kelley of record in Deed Book 6058, page 435, Register's Office of Davidson County, Tennessee.

11/21 56.30 CHECK

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard W. Shepard and wife, Sherry A. Shepard, their heirs, successors, and assigns, forever.

And Gary Lee Kelley, does covenant with the said Richard W. Shepard and wife, Sherry A. Shepard, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as follows:

1. The 1984 property taxes which will be prorated and paid by the Grantee, in full, when due.

2. Restrictive covenants contained in instruments of record in Book 4643, page 946, Book 5057, page 885 and Book 5440, page 138, all in said Register's Office.

3. The Plan of record in Book 4460, page 108, said Register's Office, shows a 40-foot minimum building setback line from Saddle Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot. And a 10-foot easement for sewer purposes across the rear portion of said lot with an 8-inch sewer line and manhole lying therein.

And Gary Lee Kelley, does further covenant and bind himself, his heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Richard W. Shepard and wife, Sherry A. Shepard, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 20 day of Nov, 1984.

Gary Lee Kelley
GARY LEE KELLEY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Gary Lee Kelley with whom I am personally acquainted, and who acknowledged that he executed the within Warranty Deed for the purposes herein contained.

Witness my hand and seal at office in Franklin, Tennessee, this the 20 day of Nov, 1984.

NOTARY PUBLIC

My Commission Expires: 6-23-85

JAMES A. HARRELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

I 6 4 9 5 2
IDENTIF. REFERENCE
Nov 21 8 43 AM '84
FELIX A. JOHNSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6430 PAGE 808

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

18000.00- CAMT.
46.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 56.30-
887|A11/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 4 9 5 2

T
IDENTIF. REFERENCE

Nov 21 8 43 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0086858