ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Charles J. Shepherd et ux 3405 Keystone Drive Nashville, Tennessee 37211	SAME	MAP ~~172~~ 133-1 Par. ~~94~~ 316 & 315

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, and the cancellation of a note dated the 9th of October 1981, in the amount of Seventeen Thousand and no/100 Dollars, ($17,000.00), as secured by a Deed of Trust of Record in Book 5873, Page 359, R O D C, we, Jessie C. Brown and wife Elizabeth Brown, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Charlie J. Shepherd and wife Nettie L. Shepherd, hereinafter called the Grantees, their heirs and asigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

TRACT NO. 1
Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Sunrise Heights Addition, as of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee.
Said Lot No. 59 fronts 50 feet on the west side of Keystone Avenue and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to Jessie C. Brown and wife Elizabeth Brown by installment deed from Charlie J. Shepherd and wife, Nettie L. Shepherd of record in Book 5718, Page 618, Register's Office for Davidson County, Tennessee.This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

TRACT NO 2
Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Sunrise Heights Additon, as of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee. Said Lot No. 58 fronts 50 feet on the westerly side of Keystone Avenue and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to Jessie C. Brown and wife Elizabeth Brown, by Deed from _____
Book _____, Page _____, Register's Office for Davidson County, Tennessee.

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 16 day of October, 1985.

Jessie C. Brown
Jessie C. Brown

Elizabeth Brown
Elizabeth Brown

45631

IDENTIFICATION REFERENCE

OCT 18 1 00 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessie C. Brown and wife Elizabeth Brown, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of October, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/24/1988

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 7500.00

Charlie J. Shepherd
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF October, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
8-24-1988

This instrument was prepared by:

Charles C. Morrow, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6685 PAGE 386

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			7000.00- CRTF	
			19.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	26.00-
			7944A10/18/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4563 I

IDENTIFICATION REFERENCE

OCT 18 1 50 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 183388