BOOK 6728 PAGE 247

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Wesley Michael Sheppard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 19 85

Notary Public

MY COMMISSION EXPIRES: 1-1-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney

Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Wesley Michael Sheppard	National Mortgage Company	132-14-61
(NAME) 4610 Churchwood Drive	(NAME) 4041 Knight Arnold Road	OH-9372
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37220	(STREET ADDRESS) Memphis, Tennessee 38118	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eugene L. Watkins, Jr. and wife, Helen Elizabeth Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wesley Michael Sheppard and wife, Ann Hudson Sheppard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 91 and 92 on the plan of Oak Hill Valley, of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot Nos. 91 and 92 front together 241.64 feet on the easterly margin of Churchwood Drive and extends back 530.07 feet on the northerly line and 480.89 feet on the southerly line to a dead line in the rear, measuring 108.20 feet thereon.

Being the same property conveyed to Eugene L. Watkins, Jr. and wife, Helen Elizabeth Watkins by deed from Daniel P. Rich and wife, Scharlotte A. Rich of record in Book 5825, page 88, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1788, page 186 and Book 1809, page 539, both in said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Eugene L. Watkins, Jr. and wife, Helen Elizabeth Watkins by Bob J. Golter, as their attorney-in-fact pursuant to a Power of Attorney which is being placed of record with this instrument.

unimproved { XX
This is improved { property, know as 4610 Churchwood Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 their hands this 27th day of November, 19 85

Eugene L. Watkins, Jr. by Bob J. Golter
Eugene L. Watkins, Jr. by
Bob J. Golter, Attorney-in-Fact

Helen Elizabeth Watkins by Bob J. Golter
Helen Elizabeth Watkins by
Bob J. Golter, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

BOOK 6728 PAGE 248

Personally appeared before me,_____, a Notary Public in and for said County and State, the within named_____

the bargainor_____, 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_____, Tennessee, this _____day of_____, 19_____.

Commission expires _____

_____
Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me,_____, a Notary Public within and for the State and County aforesaid, personally appeared_____ and_____with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and_____respectively of the_____ the within named bargainor, a corporation, and that (he) (they) as such_____ and_____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at_____on this the_____ day of_____, 19_____.

My commission expires_____

_____
Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Eugene L. Watkins, Jr. and wife, Helen Elizabeth Watkins

TO
Wesley Michael Sheppard and wife, Ann Hudson Sheppard

587.58

IDENTIFICATION REFERENCE

DEC 5 3 35 PM '85

FELIX A. ALSUP, REGISTER
DAVIDSON COUNTY, TN

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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 Bob J. Golter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Eugene L. Watkins, Jr. and wife, Helen Elizabeth Watkins as their Attorney-in-Fact as the free act and deed of the within named Eugene L. Watkins, Jr. and wife, Helen Elizabeth Watkins. Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 1985.

My Commission Expires:
1-19-86

_____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6728 PAGE 249

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5875

IDENTIFT REFERENCE

Dec 5 3 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 198577