file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Edward W. Shepard
5624 Stoneyway Trail
Nashville, TN. 37209

MORTGAGEE:
Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
MAP 103-06
PARCEL 183
8DA-57046

WARRANTY DEED

BOOK 6938 PAGE 409

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary K. Shelby, now known as Mary Moody King, and husband, Paul Burd, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward W. Shepard and wife, Sandra C. Shepard hereinafter called the Grantee, Grantee's 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 No. 7 on the plan of Brookside Courts Addition No. 3, of record in Book 1835, page 107, Register's Office for said County.

SAID Lot No. 7 fronts 70 feet on the northerly margin of Stoneyway Trail and extends back 154.5 feet on the easterly line and 156.1 feet on the westerly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Michael E. Shelby and wife, Mary K. Shelby by deed from Thomas Allen Burdette and wife, Deborah L. Burdette of record in Book 5745, page 964, sid Register's Office. Michael E. Shelby has since conveyed his interest in said property to Mary K. Shelby by Quitclaim Deed of record in Book 6353, page 295, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

27849 IDENTIF. REFERENCE AUG 4 12 33 PM '86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 5624 Stoneyway Trail, Nashville, TN. 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of August, 19 86.

Paul Burd

Mary Moody King

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of August, 19 86, before me personally appeared Mary Moody King and Paul Burd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6938 PAGE 410

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ 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 $ 95,000.00.

Edward W. Shepard
Affiant

Subscribed and sworn to before me, this the 1st day of August, 19 86.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC

WARRANTY DEED

from:
Mary Moody King and husband,
Paul Burd

to:
Edward W. Shepard and wife, Sandra C. Shepard

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25419

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

RECEIVED OF _____

FOR _____

BOOK 6938 PAGE 411

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

950[illegible]
20[illegible]
.5[illegible]
6.[illegible]
[illegible]

5769A08/04/86 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 7 8 4 9

IDENTIFICATION REFERENCE

AUG 4 12 33 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278966