BOOK 7048 PAGE 707

34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

40,000.00 John C. Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 19 86

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee	MAP-PARCEL NUMBERS
John C. Lewis (NAME)	Security Financial & Mortgage Corporation (NAME)	MAP 085
3059 Brandau Road (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, #320 (STREET ADDRESS)	PARCEL 28
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	04D-11660

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, Mary E. Shepherd, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Lewis and wife, Agnes R. Lewis

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 the 4th Civil District of said County, described according to a survey by Robert H. Meade, Engineer, dated Feb. 11, 1961, Cert. No. 2795, as follows:

BEGINNING at an iron pin in the southeasterly margin of Brandau Road and thence with said margin north 34 deg. east 245.4 feet to an iron pin; thence south 66 deg. 21 mins. east 220.4 feet to an iron pin; thence south 14 deg. 27 mins. west 131.3 feet to an iron pin; thence north 87 deg. 43 mins. west 306.9 feet to the beginning and containing 1.1 acres, more or less.

Being the same property conveyed to Ben Shepherd and wife, Mary E. Shepherd by deed from Geroge E. Greer and wife, Ide C. Greer of record in Book 3458, page 554, Register's Office for Davidson County, Tennessee. The said Ben Shepherd having since died.
This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

66386
IDENTIFICATION REFERENCE
Nov 24 11 40 AM '86
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

11/24 118.50- CHECK

This is improved (X) unimproved ( ) property, known as 3059 Brandau Road, Hermitage, TN 37076
(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 seised 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 my hand this 20th day of November, 19 86

Mary E. Shepherd (Widow)
Mary E. Shepherd

9531

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, the within named Mary E. Shepherd

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of November 19 86

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

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) as such _____ and (they) _____, 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

WARRANTY DEED

FROM

Mary E. Shepherd

TO

John C. Lewis
Agnes R. Lewis

Return to:

LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 7048 PAGE 709

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

40 [illegible].00- CAMT.
[illegible]2.00 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK [illegible]3.50-
9631A1 1/24/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66386

IDENTIFICATION REFERENCE

Nov 24 11 40 AM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15412