THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
P. O. Box 2868
Nashville, Tennessee 37219

BOOK 7087 PAGE 313

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL #
James M. Shephard and wife, Mary Ellen Shephard 526 Fairlane Drive Nolensville, Tenn. 37211	Same (No Mortgagee)	Map 118-4 Parcel 129

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, JOHN A. DABBS and wife, ANN J. DABBS, do hereby transfer and convey unto JAMES M. SHEPHARD and wife, MARY ELLEN SHEPHARD, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 23 of Hurdwood Heights, Section 2, as of record in Book 2330, page 38, Register's Office for said county.

Said Lot No. 23 fronts 60 feet on the southerly side of Fairlane Drive and runs back 168 feet on the westerly line and 168.1 feet on the easterly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to John A. Dabbs and wife, Ann J. Dabbs, by Deed from Melvin Douglas Marlin and wife, Margaret Eleanor Marlin, of record in Book 4179, page 733, Register's Office of Davidson County, Tennessee.

This is improved property known as 531 Fairlane Drive, Nashville, Tennessee 37211.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JAMES M. SHEPHARD and wife, MARY ELLEN SHEPHARD, their heirs, successors and assigns forever.

The undersigned covenants with the said JAMES M. SHEPHARD and wife, MARY ELLEN SHEPHARD, that they are lawfully seized and possessed of said real property in fee simple and have a good right to convey it and the same is unencumbered, except for:

1. Matters set forth on the Plan of Hurdwood Heights, Section 2, of record in Book 2330, page 38, Register's Office of Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 2435, page 550, Register's Office of said county.

Except as herein stated, the undersigned do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to said land to the said JAMES M. SHEPHARD and wife, MARY ELLEN SHEPHARD, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

77983

IDENTIFICATION REFERENCE

Dec 30 4 38 PM '85

DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the undersigned have executed this instrument this 24th day of December, 1986.

JOHN A. DABBS

ANN J. DABBS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christy Barker, a Notary Public in and for said State and County, the within named JOHN A. DABBS and ANN J. DABBS, the bargainors, 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 24th day of December, 1986.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JAN. 21, 1990

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $42,000.00.

JAMES M. SHEPHARD

Sworn to and subscribed before me this 24th day of December, 1986.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JAN. 21, 1990

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

RECEIVED OF _____

FOR _____

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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

400 [illegible] S- CA IT.
17.00 CSTAX
.50 PRFEE
6.00 MOR[illegible]
CHECK 12[illegible]
12/30/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77983

IDENTIFICATION REFERENCE

Dec 30 4 38 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 28344