BOOK 7265 PAGE 633

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
JUANITA BUCKNER, a widow

TO
ALFRED SHEPARD

For draftsman's use

This Instrument Was Prepared By
MORRIS LEVINE, Attorney-at-Law
1119 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Shepard (NAME)	Alfred Shepard (NAME)	92-8
315 McMillin Street (STREET ADDRESS OR ROUTE NUMBER)	4515 Harding Road, Suite 202 (STREET ADDRESS)	Par 289
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

3547.9 IDENTIFICATION REFERENCE

JUN 11 11 19 AM '87 FELIX Z. HASKINS, REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 25,000.00 Juanita Buckner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 1987.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

For and in Consideration of the sum of Twenty-Five Thousand, and no/100 ($25,000.00) ---------- DOLLARS cash in hand paid, the receipt of all of which is by me acknowledged,

I, Juanita Buckner, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Alfred Shepard,

and his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 45 on the Gov. McMillin Plan of the Old State Prison Lands in Nashville, Tennessee, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

SAID Lot No. 45 fronts 50 feet on the westerly side of McMillin Avenue and runs back between parallel lines 101.8 feet, more or less, to an alley.

BEING the same property conveyed to Gable Buckner and wife, Juanita Buckner, by deed from Casey H. Walton and wife, Alice Douglas Walton, of record in Book 5763, page 227, Register's Office for Davidson County, Tennessee. The said Gable Buckner having since died on October 28, 1986.

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This is unimproved ( ) improved (XX) property, known as 315 McMillin Street, Nashville, Tennesseee 37203
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alfred Shepard, and his heirs and assigns, forever.

And I do covenant with the said Alfred Shepard that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for current year's Metro Property Taxes, which are pro-rated and assumed by Grantee.

And I, Juanita Buckner, a widow, do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Alfred Shepard, and his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of June, 1987.

Juanita Buckner

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 Juanita Buckner

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of June, 1987.

Notary Public

Commission Expires 7-10-88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 himself to be the of the a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19 .

Notary Public

Commission Expires

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
			250000.00- CAMA	
			70.00 CSTAX	
			.50 DEED	
			6.00 WDF D	
			CHECK	76.50-
			8173A06/11/87 BAL	.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.5.4 7.9

IDENTIFICATION REFERENCE

JUN 11 11 19 AM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92497