Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Patrick H. Shepard
4716 Benton Smith Road
Nashville, TN 37215

SEND TAX BILLS:
MORTGAGEE:
Same

MAP-PARCEL NUMBERS:
MAP 16 DA
PAR 31025
131-15-55

WARRANTY DEED

BOOK 7315 PAGE 727

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,

Craig E. Philip and wife, Marian T. Ott

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Patrick H. Shepard and wife, Joyce 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. 22 on the plan of Harpeth Acres, Section 7, of record in Book 2331, page 154, Register's Office for said County.

SAID Lot No. 22 fronts 115 feet on the southerly margin of Benton Smith Road and extends back 300 feet on the westerly line and 279.7 feet on the easterly line to a dead line in the rear, measuring 200 feet thereon.

Being the same property conveyed to Craig E. Philip and wife, Marian T. Ott by deed from James R. Cairo and wife, Judy A. Cairo of record in Book 5978, page 720, Register's Office for Davidson County, Tennessee.

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

52447

IDENTIFICATION REFERENCE

Aug 4 12 27 PM '87

This is (un)improved property, known as 4716 Benton Smith Road, Nashville, TN 37215.

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 3rd day of August, 19 87.

Marian T. Ott
Marian T. Ott

Craig E. Philip
Craig E. Philip

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of August, 19 87, before me personally appeared Craig E. Philip and wife, Marian T. Ott, 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: Nov 4, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7315 PAGE 728

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 $ 155,000.00.

Patrick H. Shepard
Affiant

Subscribed and sworn to before me, this the 3rd day of August, 1987.

My Commission Expires: Nov 6, 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:

Craig E. Philip and wife, Marian T. Ott

to:

Patrick H. Shepard and wife, Joyce C. Shepard

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

cg/dp

TN 26862

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7315 PAGE 729

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

15000.00- CAMT.
434.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 440.50
7663A08/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52447

IDENTIFICATION REFERENCE

AUG 4 12 27 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 01667