FILE: 6455

FILE BOX 38

WARRANTY DEED

BOOK 7447 PAGE 976

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

7618 01/13 0101 03DHEDK 370.50

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VIRGINIA L. SHEPHERD (NAME)	CITICORP MORTGAGE, INC. (NAME) ATIN: Tax Dept.	~~MAP 131-4~~
1108 Glenwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	M. S. 309, P. O. Box 790009 (STREET ADDRESS)	~~PARCEL 188~~
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63179-0009 (CITY) (STATE) (ZIP)	~~FB #16DA38893~~

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, CHARLES HOWARD NEWSOM and wife, STACY B. NEWSOM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIRGINIA L. SHEPHERD, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 43 on the Plan of M. N. Young's Park View Subdivision, as of record in Plat Book 547, page 173, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Howard Newsom and wife, Stacy B. Newsom, by Quitclaim deed from Charles K. Newsom and wife, Bobbie Jo Newsom, of record in Book 6838, page 42, corrected in Book 6866, page 491, said Register's Office.

This conveyance is made subject to: 1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); 2) Easements of record in Book 3924, page 514; and 3) All matters appearing on the Plan of record in Plat Book 547, page 173, said Register's Office.

97027

IDENTIFICATION REFERENCE

JAN 13 9 55 AM '88

FELIX A. [illegible]
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1108 Glenwood Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of January, 1988

Charles Howard Newsom
CHARLES HOWARD NEWSOM

Stacy B Newsom
STACY B. NEWSOM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Howard Newsom and wife, Stacy B. Newsom

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 11th day of January 1988.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Virginia L. Shepherd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 1988.

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL)

Notary Public

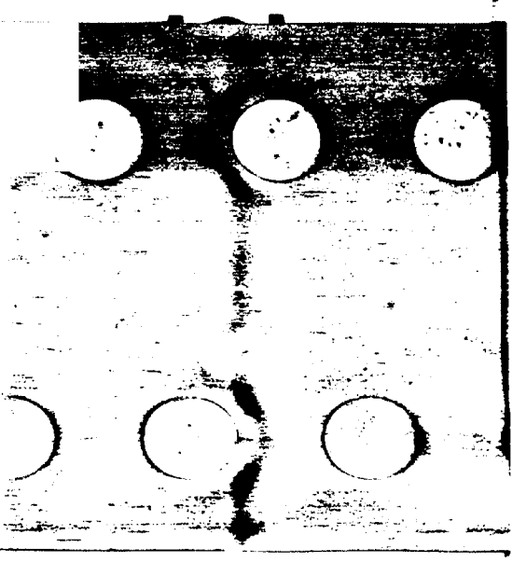
WARRANTY DEED

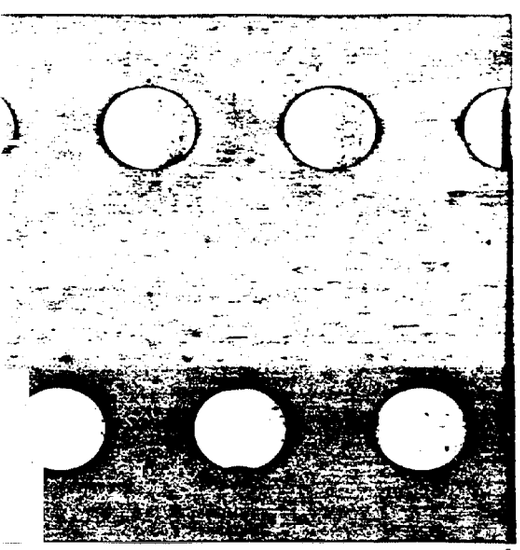
FROM CHARLES HOWARD NEWSOM and wife, STACY B. NEWSOM

TO VIRGINIA L. SHEPHERD, unmarried

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7447 PAGE 978

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

CAMT 130000.00
CON TX 364.00
PRFEE 0.50
BANK 6.00
TOTAL 370.50
CHECK 370.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/13/98 01 09:57 0001 7618

9.7:0 2 7.

IDENTIFICATION REFERENCE

JAN 13 9 55 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52616