Prepared by: M. Wesley Hall, III
Attorney at Law
223 Madison Street
Madison, TN 37115

Mail

BOOK 7645 PAGE 413

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Ronald Shepard ~~Theresa Cook~~ (NAME)	Same (NAME)	83-10 314 ~~83-10 313~~
1809 Woodland Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	23W-07050 23W-07048
Nashville, TN 37206 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and NO/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Leland D. Watts and wife, Winnifred A. Watts

have this day bargained and sold, and do hereby transfer and convey unto the said

James Ronald Shepard and Theresa Cook, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 62 and 63 on the Plat of Richardson Place Subdivision, as of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 50 feet on the northerly side of Woodland formerly Plum Street, and runs back between parallel lines 170 feet to an alley.

Said Lot No. 63 fronts 47 feet on the northerly side of Woodland Street, formerly Plum Street, and runs back 170 feet to an alley and shows 45½ feet on said alley.

Lots Nos. 62 and 63 are the same as Lots Nos. 62 and 63 on the Plan of Lockeland, the Chadwell Home Place, as of record in Book No. 57, page 135, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leland D. Watts by deed from James A. Holland and wife, Kathleen M. Holland, of record in Book 6868, page 75, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $6,000.00

Subscribed and sworn to before me, this the 2nd day of September 19 88

Affiant

My commission expires: May 13, 1990 (Affix Seal)

Notary Public

This is unimproved (XX) improved ( ) property, known as 1811 and 1813 Woodland Street, Nashville, Tennessee (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James Ronald Shepard and Theresa Cook, their

(successors), heirs and assigns forever ... we ... *covenant that* we are ... *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as noted in the public records.

We ... *further covenant and bind* ... ourselves/our ... *heirs and representatives, to warrant and forever defend the title to said real estate to said* ... Grantees, their ... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness ... ourhands ... *this* ... 2nd ... *day of* ... September ... 19 ... 88
corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.

Leland D. Watts

LELAND D. WATTS

Winnifred A. Watts by Leland D. Watts

WINNIFRED A. WATTS
BY Leland D. Watts, Attorney-in-Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland D. Watts

the within named bargainor ....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 2nd day of September, 1988

Susan S. Wise
Notary Public

Commission expires May 13, 1990

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ..... the within named bargainor, a corporation, and that ..... he as such ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

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

.....
Notary Public

Commission expires .....

FILED FOR REFERENCE
Sep 6 2 13 PM '88
REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.
D.S. $ 1.5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Leland D. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Winnifred A. Watts and who acknowledged that he executed the same as the free act and deed of Winnifred A. Watts.

Witness my hand and official seal at Madison, Tennessee, this 2nd day of September, 1988.

Susan S. Wise
NOTARY PUBLIC

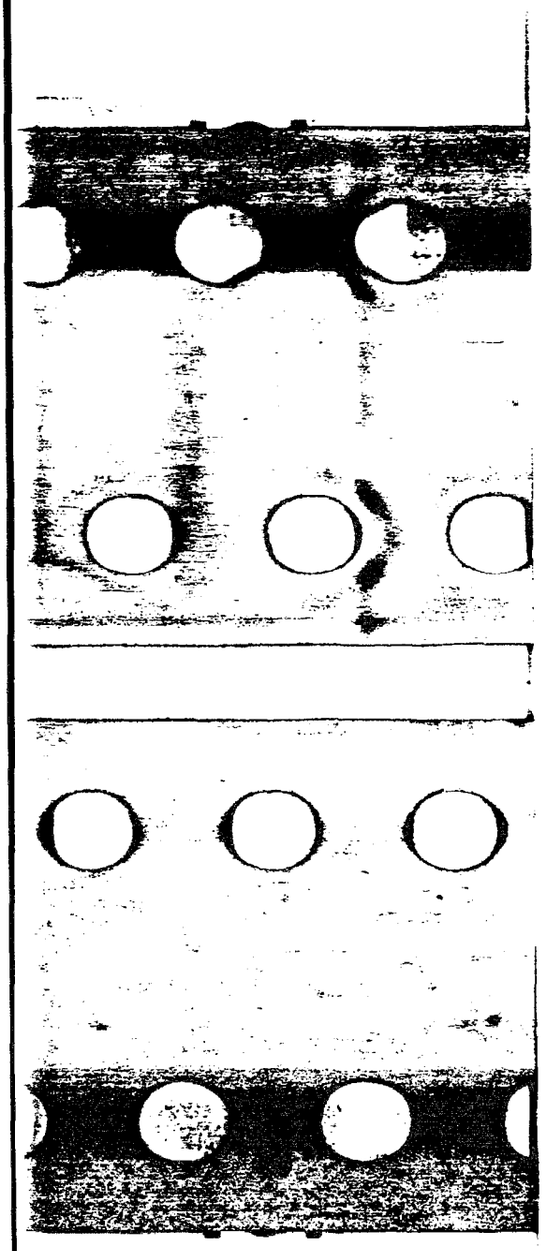
Commission Expires: May 13, 1990

WARRANTY DEED

FROM
LELAND D. WATTS
TO
JAMES RONALD SHEPARD AND
THERESA COOK

MAIL TO: JIM CHECK 26.50

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	6000.00
BANK	19.80
PRFEE	0.50
WDEED	6.00
TOTAL	26.30
CHECK	26.30

09/06/88 01 14:14 0001 4303

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IDENTIFIED REFERENCE

SEP 6 2 13 PM '88

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY

No. 131359