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

Mail

WARRANTY DEED BOOK 7645 PAGE 433

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Ronald Shepard Theresa Cook (NAME)	First Wachovia Mortgage Co. (NAME)	83-10 312
1809 Woodland Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	23W-07044
Nashville, TN 37206 (CITY) (P. O. ZONE) (STATE)	Winston-Salem, NC 27102 (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, including the assumption by the said Grantee of the unpaid balance owing on a note in the original amount of $24,550.00 to Commerce Union Bank secured by a Deed of Trust to J. G. Palmer, Trustee, of record in Book 5372, page 725, Register's Office for Davidson County, Tennessee, and the assumption by the said Grantee of the unpaid balance owing on a note in the original amount of $20,000.00 to James A. Holland secured by a Deed of Trust to M. Wesley Hall, III, Trustee, of record in Book 6868, page 72, Register's Office for Davidson County, Tennessee,

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. 60 and 61 on a part of the plan of Richardson Place Subdivision shown as Chadwell Subdivision, Lockland (owned by Richardson), of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 60 and 61 fronts together 100 feet on the northerly margin of Woodland Street and extends back between parallel lines 170 feet to a 15-foot alley in the rear.

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 69, 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 $ 48,000.00

Subscribed and sworn to before me, this the 2nd day of September 1988

Affiant

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

Notary Public

This is improved (XX) unimproved ( ) property, known as 1809 Woodland Street, Nashville, Tennessee 37206
(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* ....Grantee, their

..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands ..... *this* 2nd ..... *day of* September ..... 19 88 *the 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

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, 19 88

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

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

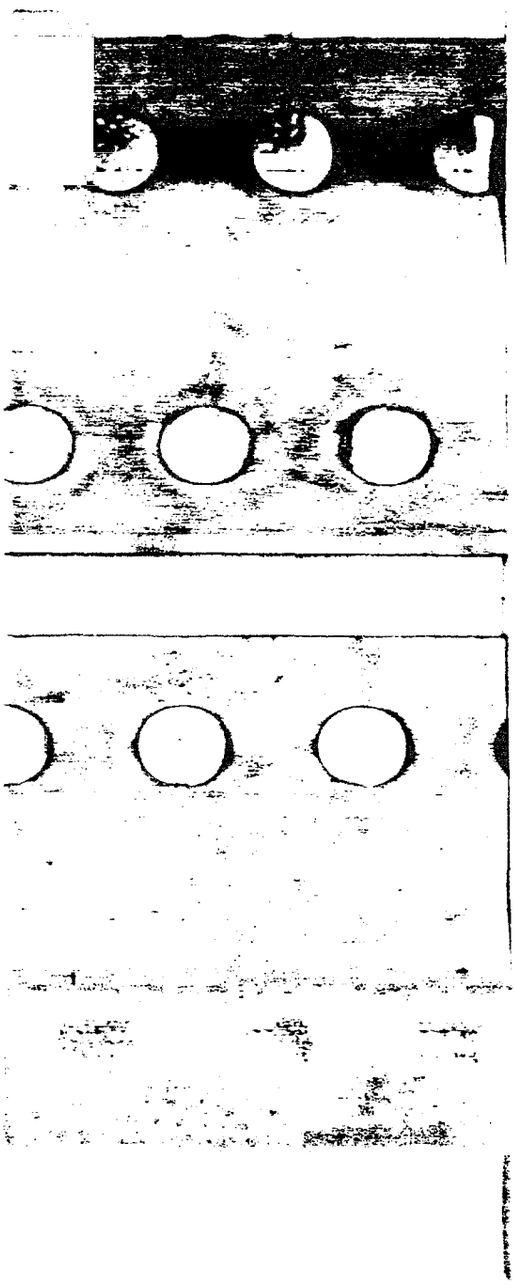
WARRANTY DEED

FROM
LELAND D. WATTS

TO
JAMES RONALD SHEPPARD
AND THERESA COOK

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

REF. 09/06 TOTA 90/06 OCHECK 164.90



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7645 PAGE 435

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	48000.00
DUE	158.40
PRFEE	0.50
MTGFEE	6.00
TOTAL	164.90
CHECK	164.90

6-5151

IDENTIFICATION REFERENCE

SEP 6 2 18 PM '98

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

09/06/98 01 14:18 0001 4309

No. 131365