File Box 8/tl

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

ADDRESS NEW OWNER:
Lorrin C. Shepard
3001 Brightwood Avenue
Nashville, TN 37212

MORTGAGEE:
First Investment Company

4300 East Broad Street
Columbus, Ohio 43216

MAP-PARCEL NUMBERS:
MAP 117-8
PARCEL 12
16DA-1160

BOOK 7656 PAGE 825 **WARRANTY DEED**

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, Thomas Stanley Treanor and Walter Dismukes Treanor hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lorrin C. Shepard and wife, Leslie E. 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. 1 on the plan of Belmont Terrace Resubdivision Annex No. 1 of record in Book 421, page 182, Register's Office for said County, as reformed and corrected as to Lot 1 by decree of Part II of the Chancery Court of said County, of record in Minute Book 25, pages 207 and 346, of said Court.

SAID Lot No. 1 fronts 102.7 feet on the westerly margin of Brightwood Avenue and extends back 250 feet on the northerly line and 210 feet on the southerly line to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Laura Dismukes Treanor and Laura Lockie Treanor, as joint tenants and not tenants in common by Quitclaim Deed from H. William Scott, III of record in Book 4534, page 886, said Register's Office. Laura Lockie Treanor has since died. Laura Dismukes Treanor has subsequently died devising said property to Thomas Stanley Treanor and Walter Dismukes Treanor, pursuant to will of record in Will Book 162, page 199, Probate Court Clerk's Office, Davidson County, Tennessee.

This is (~~un~~)improved property, known as 3001 Brightwood Avenue, Nashville, TN 37212.

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 15th day of September, 1988.

Walter Dismukes Treanor
Walter Dismukes Treanor

Thomas Stanley Treanor
Thomas Stanley Treanor

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of September, 1988, before me personally appeared Walter Dismukes Treanor, 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 he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7656 PAGE 826

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

SEP 20 2 49 PM '88

6 8 1 2 4

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 104,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of September, 1988.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF VIRGINIA
COUNTY OF NORFOLK

On this 17 day of September, 1988, before me personally appeared Thomas Stanley Treanor, 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 he executed the same as his free act and deed.

_____
Notary Public

My Commission Expires: Indefinite

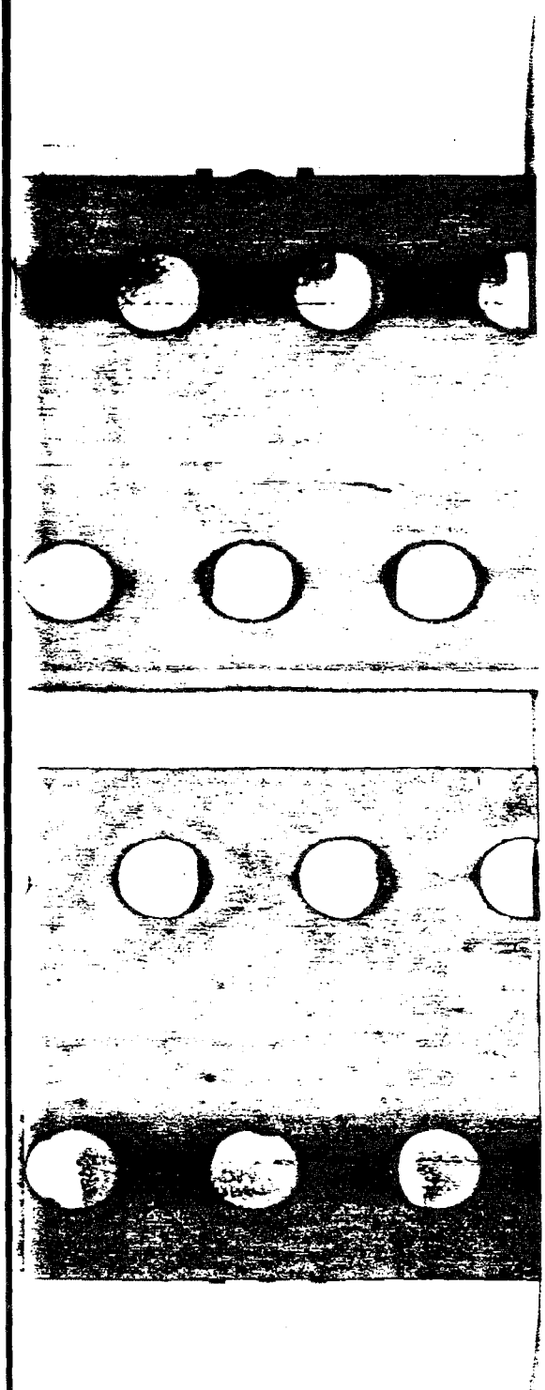
WARRANTY DEED

from:
Thomas Stanley Treanor and Walter Dismukes Treanor

to:
Lorrin C. Shepard and wife, Leslie E. Shepard

8872 09/20 0101 03CHECK 349.70

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



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7656 PAGE 827

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	104000.00
CON TX	343.20
PRFEE	0.50
WDEED	6.00
TOTAL	349.70
CHECK	349.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8872

69124

IDENTIFICATION REFERENCE

SEP 20 2 43 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 135869