WARRANTY DEED

BOOK 7789 PAGE 449

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Shephard & wife, Mary E. Shephard (NAME)	SAME (NAME)	Map 118-4
526 Fairlane Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 136
Nashville, Tn. 37211 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Joanne Bibb Ewing and Richard E. Bibb, sole heirs of Robert Edward Bibb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Shephard and wife, Mary E. Shephard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, Davidson STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hurdwood Heights, Section 2, of record in Book 2330, page 38, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 30 fronts 60 feet on the southerly side of Fairlane Drive and runs back 168.7 feet on the westerly line and 168.8 feet on the easterly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to Robert Bibb, unmarried, by deed from Alma Lee, a widow, of record in Book 5718, page 744, said Register's Office; the said Robert Bibb having since died. Robert Bibb and Robert Edward Bibb were one and the same person.

The hereinabove described property is not the usual place of residence of Grantors.

The above property is conveyed subject to the following:

1. 1989 Metropolitan Government taxes.

2. All matters as shown on the plan of record in Book 2330, page 38, said Register's Office.

unimproved ( )
This is improved (X) property, known as 517 Fairlane Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their 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 heirs and assigns, against 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.

Witness our hands this 8th day of March, 1989

Joanne Bibb Ewing

Richard E. Bibb by Andrew Ewing, Jr. as Attorney-in-Fact

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joanne Bibb Ewing, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 1989.

Commission Expires: 5/13/89

Carol R Lewis
Notary Public

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such 4146 03/09 0101 03CHECK 141.80

WITNESS my hand and official seal at office at _____ on this _____ day of _____, 19____.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

Joanne Bibb Ewing and Richard E. Bibb, sole heirs of Robert Edward Bibb

TO

James M. Shephard and wife, Mary F. Shephard

15091

IDENTIFICATION REFERENCE

MAR 9 11 41 AM '89

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of March, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Andrew Ewing, Jr., before me known to be the person who executed the foregoing instrument in behalf of Richard E. Bibb, and acknowledged that he executed the same as the free act and deed of the said Richard E. Bibb.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 1989.

Carol R Lewis
NOTARY PUBLIC

My Commission Expires: 5/13/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

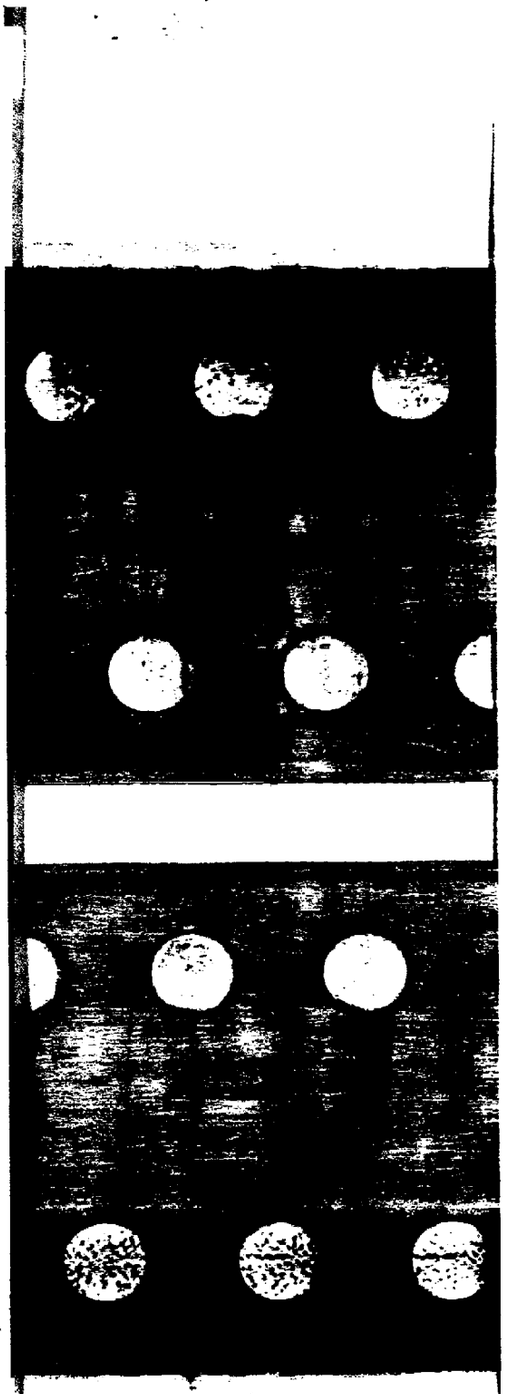
The actual consideration or value, whichever is greater, for this conveyance is $ 41,000.00

James M Shephard

Subscribed and sworn to before me this 8th day of March, 1989.

My Commission Expires: 5/13/89

Carol R Lewis
Notary Public



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

RECEIVED OF _____

FOR _____

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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 41000.00
CON TX 135.30
PRFEE 0.50
WDEED 6.00
TOTAL 141.80
CHECK 141.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/09/89 01 111343 0001 4146

I 5091

IDENTIFICATION REFERENCE

MAR 9 11 43 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186699