FILE BOX 45

BOOK 8268 PAGE 141

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Ernest D Shepherd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ernest D. Shepherd (NAME)	Countrywide Funding Corporation (NAME)	MAP 86-4-A
404 Old Oak Way (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Ave.; P.O. Box 7137 (STREET ADDRESS)	PARCEL 49
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP)	

FOR AND 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, Larry Powell and wife, Carol Powell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest D. Shepherd and wife, Bettie H. Shepherd

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

BEING Lot No. 34, on the plan of Oakcrest, Phase 2A, of record in Plat Book 6900, Page 881, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Larry Powell, a married person, by deed from David H. Parker, Trustee, of record in Book 8146, page 835, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7308, Page 874, Register's Office for said County.

This conveyance is subject to a Sewer Easement of record in Book 7233, page 802, said Register's Office.

Power of Attorney of record in Book 6114, page 481, said Register's Office.

83114

IDENTIF. TREFERENCE

JAN 3 CO 4 PM '91

DAVIDSON COUNTY TN.

2092 01/03 0101 03CHECK 396.40

XX property, known as 404 Old Oak Way, Hermitage, TN 37076
(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, estate, title and interest thereto belonging to the said GRANTEES, their heir 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 31st day of December, 19 90

Carol Powell by Larry Powell Attorney-In-Fact
Carol Powell

Larry Powell
Larry Powell

BOOK 8268 PAGE 142

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 Larry Powell, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1990.

Commission expires 7/24/93

Patsuna Nuckolls
Notary Public

STATE OF TENNESSEE
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 (or proved to me on the basis of satisfactory evidence) upon (his oath/their several oaths) acknowledged (himself/themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he/they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Larry Powell

TO

Ernest D. Shepherd
Bettie H. Shepherd

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

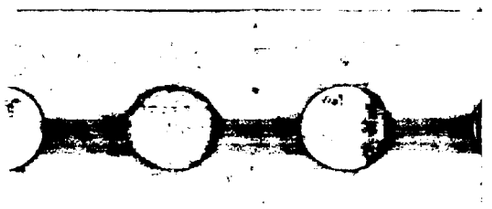
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Larry Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Carol Powell as her attorney in Fact as the free act and and deed of the within named Carol Powell.

Witness my hand and offical seal at Nashville, Tennessee the 31st day of December 1990.

My Commission Expires: 7/24/93

Patsuna Nuckolls
Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8268 PAGE 143

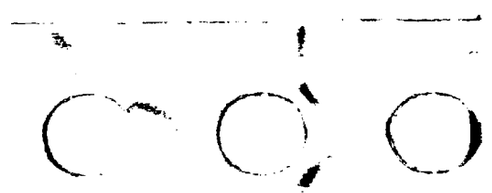
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

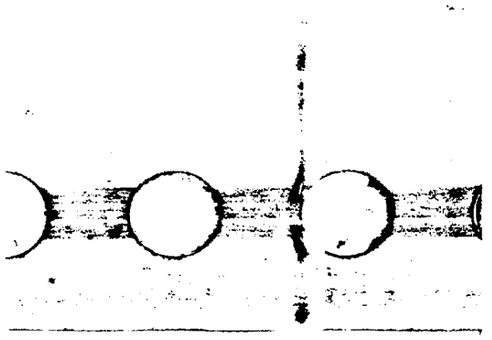




CAMT
118000.00
CON TX 389.40
PRFEE 1.00
~~MTGFEE 6.00~~
~~TOTAL 396.40~~
CHECK 396.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/03/91 01 08:34 0001 2092



83114

IDENTIF. REFERENCE

JAN 3 8 34 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 386005