This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

BOOK 8430 PAGE 452

ADDRESS NEW OWNER:
Phillip Lewis Shepard
512 Spring Garden Court
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Commercial Federal Mortgage
2120 S. 72nd Street, Suite 400
Omaha, Nebraska 68124

MAP AND PARCEL:
MAP 150-11
PARCEL 191
2D-74411

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Michael H. Peccolo, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Phillip Lewis Shepard, unmarried , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 310 on the Plan of Towne Village of The Country, Section 4-A, of record in Book 6250, pages 20 and 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Michael H. Peccolo, unmarried, by deed from Stephen E. Hobbs and wife, Sandra K. Baker Hobbs of record in Book 7628, Page 389, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Except for a certain mortgage to Commercial Federal Mortgage Corporation, recorded in Book 7628, page 392, of the records of Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally assume the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the Guaranty or insurance of the indebtedness above mentioned.The escrow account and insurance to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 6304, Page 985, said Register's Office; and such easements and setback lines of record in Register's Office for Davidson County, Tennessee.

Marie E. Macdonald joins in the execution of this instrument to convey whatever rights, especially marital, she may have.

This is improved property known as 512 Spring Garden Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phillip Lewis Shepard, unmarried, their heirs and assigns, forever; and I, Michael H. Peccolo, married, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of August, 1991.

Michael H. Peccolo

Marie E. Macdonald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael H. Peccolo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marie E. Macdonald, the bargainor, with thom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,767.63.

AFFIANT

Subscribed and sworn to before me this 15th day of August, 1991.

NOTARY PUBLIC
My Commission Expires: 5/22/93

4252

REGISTER'S OFFICE

Aug 28 4 05 PM '91

7838 08/28 0101 03CHECK 287.46

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	75767.63
CON TX	280.46
PRFEE	1.00
WDEED	6.00
TOTAL	287.46
CHECK	287.46

08/28/91 01 16:08 0001 7838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42752

IDENTIFICATION

AUG 28 4 05 PM '91

No. 454320