BOOK 8398 PAGE 430

THIS INSTRUMENT PREPARED BY: VICKY V. KLEIN, Attorney at Law
P. O. Box 749, 116 North Main St.
Goodlettsville, TN 37070-0749

MAIL-RECORD

WARRANTY DEED BOOK 8440 PAGE 39

Address New Owner(s):	Send Tax Bills	Map-Parcel Nos.
MARTIN L. SHEPPARD, et ux. 2003 Shaw Road Goodlettsville, TN 37072	First Bank & Trust P.O. Box 355 Mt. Juliet, Tn. 37122	Map 024-00-0 Parcel 028.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $77,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of July, 1991.

Notary Public

My Commission Expires: 7/24/94.

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Bruce DeWayne Gaylord and wife, Anna Mary Gaylord, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Martin L. Sheppard and wife, Margaret R. Sheppard, hereinafter called the Grantees, their heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

> Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl, dated August 15, 1980, as follows:
>
> BEGINNING at a point on the southerly margin of Shaw Road and being the northeasterly corner of the Jasper H. Gray property (Book 3278, page 136, Register's Office for said County); thence with Gray's northeasterly property line, S 15 deg.E 225 feet, (165 feet by field measure) more or less, to a point in the northerly line of the J. B. Jackson, Jr. property (Book 4846, page 467, said Register's Office); thence, with said line, S 88 deg. E 322.5 feet to a point; thence N 7½ deg E 30 feet, more or less, to the southerly margin of Shaw Road; thence, with said margin, westwardly 400 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to Bruce DeWayne Gaylord and wife, Anna Mary Gaylord

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by deed recorded in Book 7073, page 139, Register's Office for Davidson County, Tennessee.

This is improved property known as 2003 Shaw Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, 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 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.

IN WITNESS WHEREOF, the said Grantors have executed this instrument on this 6th day of July, 1991.

BRUCE DEWAYNE GAYLORD

ANNA MARY GAYLORD

RE-RECORD
4.5 8.4.5

IDENTIFICATION REFERENCE

SEP 11 9 57 AM '91

STATE OF KENTUCKY)
)
COUNTY OF Breckinridge

Personally appeared before me, Bruce DeWayne Gaylord and wife, Anna Mary Gaylord, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of July, 1991.

Notary Public

My Commission Expires: 11/16/93.

LINDA G. FETCH NOTARY PUBLIC

30927

IDENTIFICATION REFERENCE

JUL 15 3 39 PM '91

1794 07/15 0101 03CHECK 291.90

9628 09/11 0101 03CHECK 6.00