This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8640 PAGE 776

ADDRESS NEW OWNER:
Dennis Ray Shepherd and Elizabeth Faye Shepherd
304 Garrett Drive
Nashville, Tn 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Joe M. Rodgers and wife, Helen M. Rodgers
P.O. Box 158838
Nashville, Tennessee 37215

MAP AND PARCEL:
MAP 147-1
GROUP
PARCEL 246

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joe M. Rodgers and wife, Helen M. Rodgers, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dennis Ray Shepherd and wife, Elizabeth Faye 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:

> Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Caldwell Hall, Section 1, Revised, of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Joe M. Rodgers and wife, Helen M. Rodgers by deed from James D. Everett and wife, Cynthia S. Everett, of record in Book 7137, page 829, Register's Office for Davidson County, Tennessee.

This is improved property known as 304 Garrett Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Taxes for 1992 a lien but not yet due and payable.

2. Restrictions of record in Book 2929, page 117, and Book 2997, page 93, said Register's Office.

3. The Plan of record in Book 2900, page 58, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dennis Ray Shepherd and wife, Elizabeth Faye Shepherd, their heirs and assigns, forever; and we, Joe M. Rodgers and wife, Helen M. Rodgers, 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 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 1st day of June, 1992.

Joe M. Rodgers

Helen M. Rodgers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6908 06/02 0101 03CHECK 306.70

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joe M. Rodgers and wife, Helen M. Rodgers, the bargainors, 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 1st day of June, 1992.

Kimberly R. Diggs
NOTARY PUBLIC

My Commission Expires: ~~9/25/93~~ March 25, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 81,000.00.

Joe M. Rodgers
AFFIANT

Subscribed and sworn to before me
this 1st day of June, 1992.

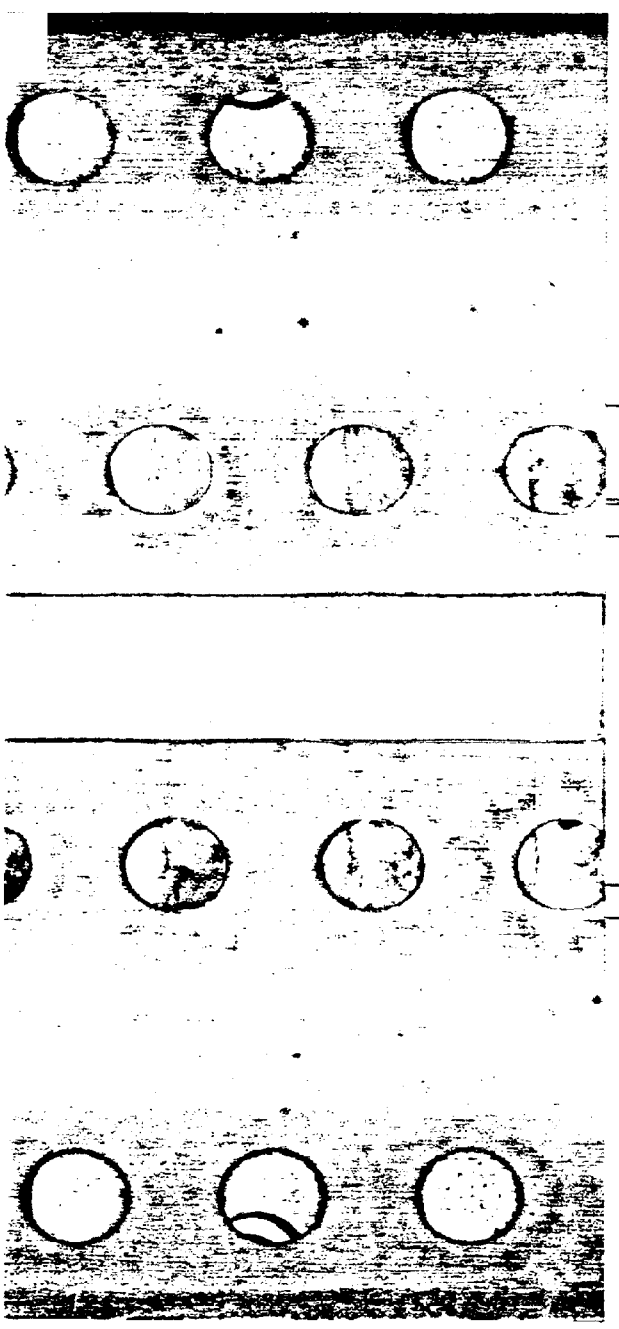
Kimberly R. Diggs
NOTARY PUBLIC
My Commission Expires: ~~9/25/93~~ March 25, 1995

11 5 4 5 6

IDENTIF. TREFERENCE

JUN 2 12 04 PM '92

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8640 PAGE 778

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	81000.00
CON TX	299.70
PRFEE	1.00
WDEED	6.00
TOTAL	306.70
CHECK	306.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/92 01 12:01 0001 6908

15456

IDENTIF. TREFERENCE

JUN 2 12 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536712