Box 53

BOOK 8678 PAGE 54

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 19 92

Notary Public

MY COMMISSION EXPIRES: 1/23/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES RONALD SHEPARD (NAME)	SAME (NAME)	Map 51-4
110 W. Webster (ADDRESS)	(ADDRESS)	Parcels
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	67 and 69

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, SUPREME EQUIPMENT X-CHANGE, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES RONALD SHEPARD

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:

TRACT NO. ONE:
A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, and more particularly described as follows:
Beginning at the northeast intersection of Webster Street and the L & N Railroad right-of-way, thence along said right-of-way North 18 deg. 33' East 323 feet, more or less, to Cartwright's southwest corner, now the Madison Shopping Center; thence along the Madison Shopping Center line, South 55 deg. East 209.6 feet; thence South 18 deg. 33' West 271.4 feet to the north margin of Webster Street; thence with Webster Street, North 49 deg. West 200 feet to the point or place of beginning.
TRACT NO. TWO:
Being part of Lots 12 and 13 and part of Douglas Avenue, closed, as shown on the Map of L. M. Ezell's 38 Homes Tract in the 11th Civil District of Davidson County, Tennessee, not of record and described according to a copy of a survey made by W. B. Southgate, Survyeor, June 10, 1940.
Beginning at a point in the center of the creek at the intersection of the creek and the southerly margin of Webster Street; thence West along Webster Street one hundred and ten feet and six inches (110' 6") to an iron stake at the corner of the property of Nashville Pistol and Revolver Club; thence south one hundred and fifty feet to the creek and thence east ten feet to the center of the creek and thence northeast through the center of the creek to the beginning point, being that part of Lots 12 and 13 that lies West of the Creek

Being the same property conveyed to SUPREME EQUIPMENT X-CHANGE, INC. by deed of record in Book 8363, page 401, Register's Office, Davidson County, Tennessee.

unimproved ( ) is improved (XX) property, known as 110 & 115 W. WEBSTER STREET, MADISON, TN 37115
(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 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.

Witness my hand this 15th day of July, 19 92

SUPREME EQUIPMENT X-CHANGE, INC.

By: Wallace B. Grace
WALLACE B. GRACE, PRESIDENT

DCTN01W 12/88 First Data Systems, Inc 1-800-626-5427

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

the undersigned

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared WALLACE B. GRACE _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT _____ of the SUPREME EQUIPMENT X-CHANGE, INC. _____ the within named bargainor, and corporation, and that he as such PRESIDENT _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said WALLACE B. GRACE as such PRESIDENT _____ .

Witness my hand and official seal at office at GOODLETTSVILLE, TN 37072 on this the 15th day of July 19 92 .

My commission expires 1/23/93

Carolyn Dearing
Notary Public

2837 1

IDENTIFICATION REFERENCE

JUL 17 10 06 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

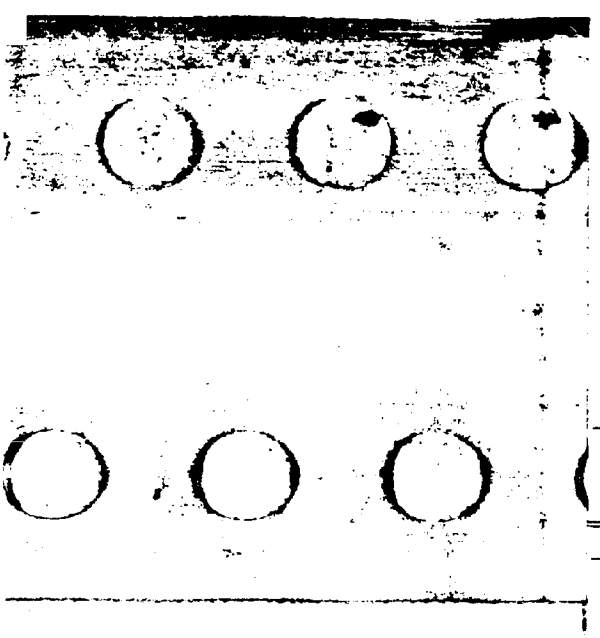
5454 07/17 0101 03CHECK 601.00

WARRANTY DEED

FROM

TO

RETURN TO:



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

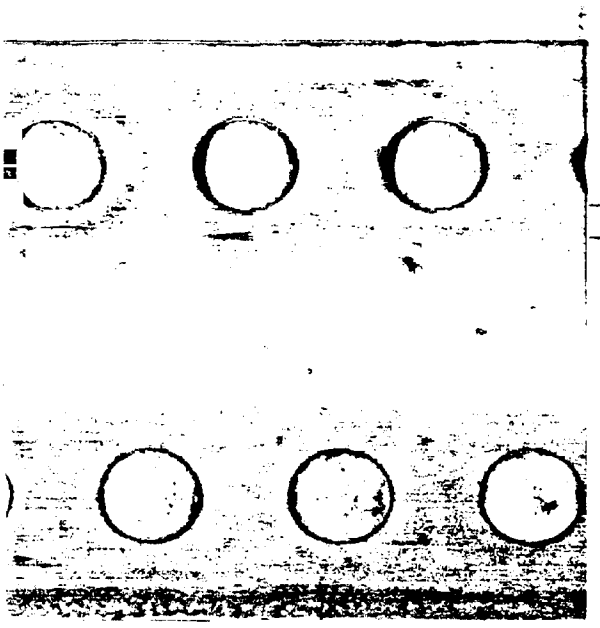
RECEIVED OF _____

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	160000.00
CON TX	592.00
PRFEE	1.00
WDEED	8.00
TOTAL	601.00
CHECK	601.00

07/17/92 01 10:07 0001 6454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

28371

JUL 17 10 06 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551183