BOOK 8693 PAGE 162

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 76,500.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 1992.

Notary Public

My Commission Expires:

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
CYRUS E. FENTON and wife, AMY H. FENTON 1802 Rosewood Avenue Nashville, Tennessee 37212	FLEET NATIONAL BANK 11200 W. Parkland Ave. Milwaukee, Wisconsin 53224	MAP 117-04 PARCEL 64

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY SIX THOUSAND FIVE HUNDRED AND 00/100 ($76,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **DAVID A. SHEPHERD and wife, BARBARA B. SHEPHERD,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CYRUS E. FENTON and wife, AMY H. FENTON,** 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. 2-A on the Plan of Belmont Heights, Section A, of record in Book 2083, page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2-A fronts 60.0 feet on the northerly margin of Rosewood Avenue and extends back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to David A. Shepherd and wife, Barbara B. Shepherd, by deed from Nannie B. McHenry, unmarried, of record in Book 6138, page 49, Register's Office for Davidson County, Tennessee.

This is improved property known as 1802 Rosewood Avenue, Nashville, Tennessee 37212.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Belmont Heights, Scetion A, of

record in Book 2083, page 19, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31 day of July, 1992.

David A. Shepherd
DAVID A. SHEPHERD

Barbara B. Shepherd
BARBARA B. SHEPHERD

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 DAVID A. SHEPHERD and BARBARA B. SHEPHERD, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 1992.

Notary Public

My Commission Expires:
1-22-94

33841

IDENTIF. REFERENCE

AUG 4 10 58 AM '92
FEE
DAVIDSON COUNTY TN.

MAIL ENV.

7252 08/04 0101 03CHECK 292.05

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 76500.00
				CON TX 283.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 292.05
				CHECK 292.05
08/04/92	01			10:59 0001 7362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33841

IDENTIF. REFERENCE

AUG 4 10 58 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 557184