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Box 53

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,500.00

Michael R Busby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 94

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(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
MICHAEL R. BUSBY (NAME)	SAME (NAME)	MAP 2
P.O. Box 813 (ADDRESS)	(ADDRESS)	PARCEL 22
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, JULIA A. SHEPHERD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL R. BUSBY AND WIFE, LEANNE C. BUSBY

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:

A tract of land lying in the 10th Civil District of Davidson County, Tennessee, to-wit:

BEGINNING at a stone near the head of a hollow, thence East 4 1/2 poles to a stone, Henry Beard's N. E. corner in Mary Taylor's line, thence South 35.56 poles to a stone on a hillside fronting the North 40 or 50 yards South of a deep hollow, thence West 4 1/2 poles to a stone; thence North 35.56 poles to the beginning, and containing according to Mapping 1.39 acres, more or less.

Being the same property conveyed to Roy C. Shepherd and wife, Julia A. Shepherd by deed of record in Book 6866, page 470, Register's Office for Davidson County, Tennessee; the said Roy C. Shepherd having since died, the property vests in Julia A. Shepherd as surviving tenant by the entirety.

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD

19015
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as EAST END ROAD, GOODLETTSVILLE, TN 37072
(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 16th day of February, 19 94

Julia A. Shepherd
JULIA A. SHEPHERD

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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 JULIA A. SHEPHERD, UNMARRIED

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 16th day of February 19 94.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

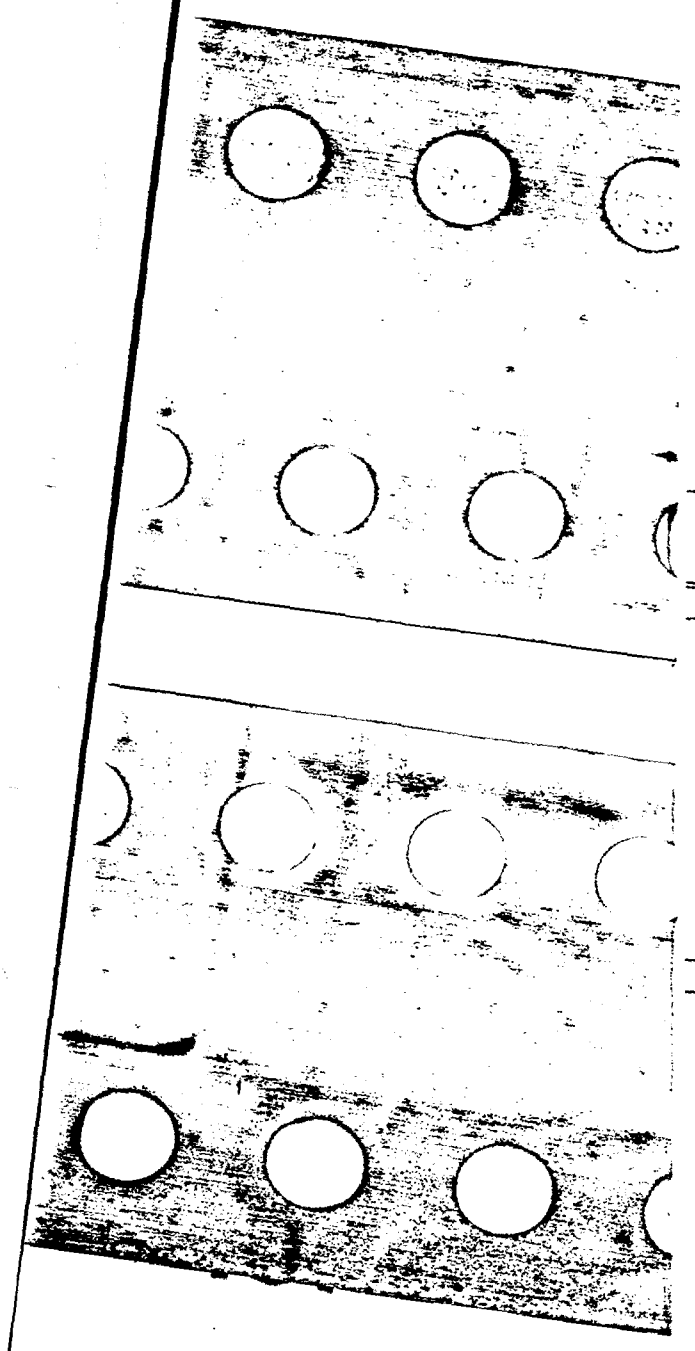
Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

WARRANTY DEED
FROM
TO
RETURN TO:

6969 02/18 0101 03CHECK 21.55



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	3500.00
			CON TX	12.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	21.95
			CHECK	21.95

02/18/94 01 09:40 0001 6969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19015

IDENTIFICATION REFERENCE

FILED IN MY OFFICE

No. 75787