BOOK 9549 PG 780

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000

Stephen L Meyer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF December 19 94.

NOTARY PUBLIC

My Commission expires: 1-25-97

THIS INSTRUMENT PREPARED BY

Stephen L Meyer, 1112 Draughon Ave Nashville 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Judith Levy (NAME)	Judith Levy (NAME)	
3908 Utah Avenue (ADDRESS)	3908 Utah Avenue (ADDRESS)	104-1-177
Nashville, TN (CITY) (STATE) (ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 45,000 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~we~~ I,

Mary Cullen Shepperson

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Judith Levy

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 and the West 10 feet of Lot No. 3 on the map showing the subdivision of Lots 43, 44 and 45 in West Grove Subdivision, as of record in Book 547, page 179, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 63.33 feet on the North side of Utah Avenue and run back between lines, 167.83 feet on the West line of Lot No. 2, and 168.83 feet mor or less on the East line of a part of Lot No. 3, to the South margin of the right of way of the West Nashville Brance of the N.C. & St. L. Railroad, on which they measure 63.33 feet more or less.

Being the same property conveyed to JAMES A. SHEPPERSON and wife, MARY CULLEN SHEPPERSON, by Deed from EDNA SCOTT, of record in Book 2642, page 391, Register's Office for Davidson County, Tennessee. The said James A. Shepperson having since died.

unimproved ( )
This is improved (X) property, known as 3908 Utah Avenue (House Number) (Street) Nashville, (City) Tennessee (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 ~~our~~ my hands this 15th day of December, 1994.

Mary Cullen Shepperson

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mary Cullen Shepperson, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 15th day of December, 1994.

My Commission expires:

Jeanne Bell Meyer
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

4433 12/19 0101 03CHECK 175.50

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

PICK-UP

94 DEC 19 PM 1:39
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE
8435

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

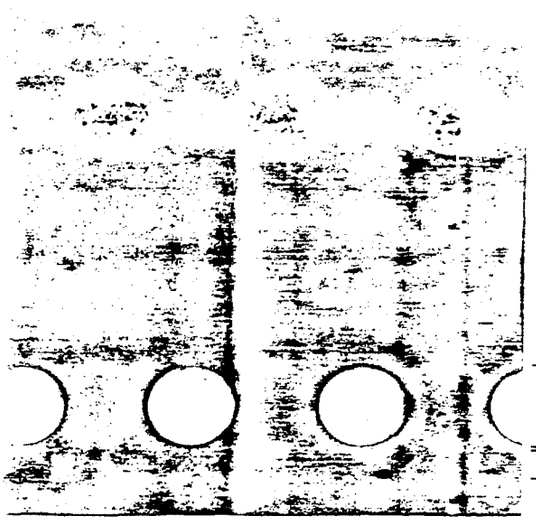
STATE OF TENNESSEE }
County of }

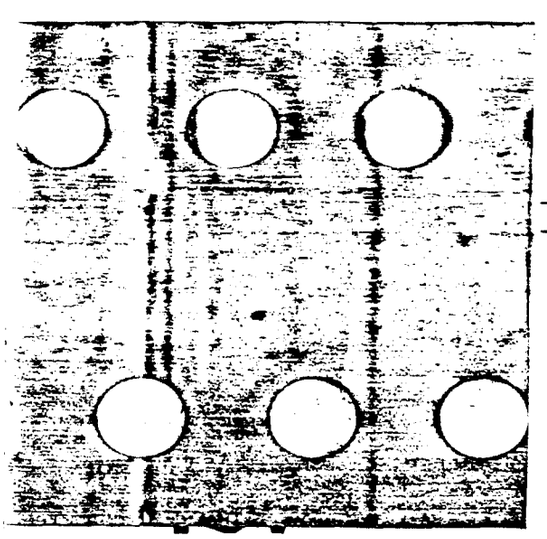
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9549 PG 782

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

12/19/94 01 13:40 0001 4433

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18435
IDENTIF. ↑ REFERENCE

94 DEC 19 PM 1:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 864377