FORM NO. WD-1

BOOK 9720 PG 144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 95

Notary Public

MY COMMISSION EXPIRES: 11-10-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VIRGINIA L. SHEPHERD et al	S A M E	MAP 104-10
(NAME)	(NAME)	
415 Fairfax Avenue		PARCEL 146
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212		26W 7315
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JAMES J. YELICH and wife, ELIZABETH CHITTENDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIRGINIA L. SHEPHERD and CHARLES ALLEN BRAU, both unmarried

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 the easterly 29 feet of Lot No. 154 and the westerly 31 feet of Lot No. 155 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and the southeasterly triangular portion of Lot No. 2 on the Plan of the subdivision of Lots No. 152, 153, and part of Lots No. 151, 154, and 157 of the unrecorded Plan of Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, as of record in Book 3500, page 70, Register's Office for said County, described together from surveys by S. R. Sanford, Jr., dated August 21, 1937 and A & A Engineers, Inc., dated October 22, 1974, as follows:

BEGINNING at an iron pin in the southerly margin of Fairfax Avenue, the northeast corner of said Lot No. 2 on the recorded plan of record in Book 3500, page 70, said Register's Office, the northwest corner of the subject tract; thence with the easterly line of said Lot No. 2 and the projection thereof, South 11 deg. 00' West (South 5 deg. 49' 03" West on the survey by A & A Engineers, Inc. supra) 215.87 feet to a point in the south line of said Lot No. 2; thence with said line North 65 deg. 04' East (North 70 deg. 40' 34" East on said survey) 83.36 feet to the eastermost corner of said lot No. 2; thence North 88 deg. 00' West (North 85 deg. 20' 57" West on said survey) 1511 feet to an iron pin, Ryden's original southeast corner; thence with Ryden's original east line and parallel with his west line, northeastwardly 180.0 feet, more or less, to a point in the southerly margin of Fairfax Avenue; thence with said margin of Fairfax Avenue, Northwestwardly 60 feet to the point of beginning.

BEING the same property conveyed to James J. Yelich, married, by deed from Thomas Raymond Harris and Alene H. Harris, of record in Book 8518, page 716, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 415 Fairfax Avenue, Nashville, Tennessee 37212
(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 our hand s this 30th day of June, 19 95

James J. Yelich
JAMES J. YELICH

Elizabeth Chittenden
ELIZABETH CHITTENDIN

STATE OF TENNESSEE }
Davidson County

BOOK 9720 PG 145

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES J. YELICH and wife, ELIZABETH CHITTENDIN

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 at Nashville, Tennessee, this 30th day of June, 19 95.

Commission Expires 11-10-97 Notary Public

STATE OF TENNESSEE }
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

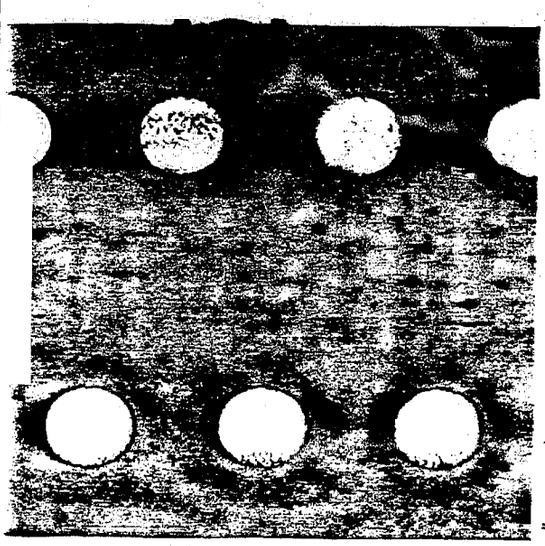
TO

IDENTIF. ↑ REFERENCE 007572 I

95 JUL -3 PM 1:39

FELIX Z. HILSON II REGISTER
DAVIDSON COUNTY, TN.

7451 07/03 0101 03CHECK 1041.30



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

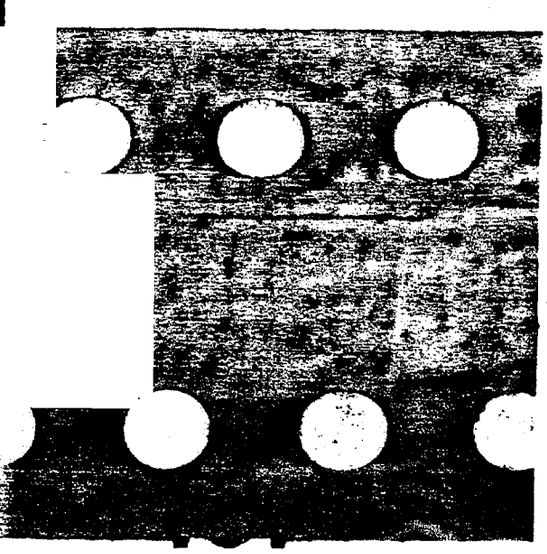
RECEIVED OF _____

FOR _____

BOOK 9720 PG 146

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
279000.00
CON TX 1032.30
PRFEE 1.00
WDEED 8.00
TOTAL 1041.30
CHECK 1041.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/03/95 01 13:42 0001 7451

0075721
IDENTIF. ↑ REFERENCE

95 JUL -3 PM 1:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926605