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BOOK 9811 PG 48

STATE OF TENNESSEE
COUNTY OF Davidson

5063-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $154,900.00

Ruth Ann Sheppard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 19 95.

Mark A. Ellmore, Jr.
Notary Public

MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell J. Sheppard	Sunbelt National Mortgage Corporat	25n4-129
(NAME)	(NAME)	
102 Essex Court	111 Westwood Place, #109	25-4-129
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, Tennessee 37072	Brentwood, Tennessee 37027	
(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, Richard W. Uselton and Janelle M. Uselton, husband and wife

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Russell J. Sheppard and Ruth Ann Sheppard, husband and wife , Tenants by Entirety with Right of Surviorship

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:

Land in Davidson County, Tennesse, described as follows, to-wit:

Being Lot No. 16 on the Plan of Franklin Heights, Phase II, Section II, of record in Plat Book 8250 at page 219, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton, by Quitclaim deed from Essex Developments, a Tennessee partnership composed of Richard W. Uselton and Fred Scott, filed of record in Book 9651, page 446, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

0106552
IDENTIF. # REFERENCE

95 SEP 29 PM 2:28
FELIX Z. ELDRIDGE, REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 102 Essex Court, Goodlettsville, Tennessee 37072

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 their hands this 27th day of September, 19 95.

Richard W. Uselton

Janelle M. Uselton

5063-M

BOOK 9811 PG 49

STATE OF TENNESSEE
COUNTY OF Davidson

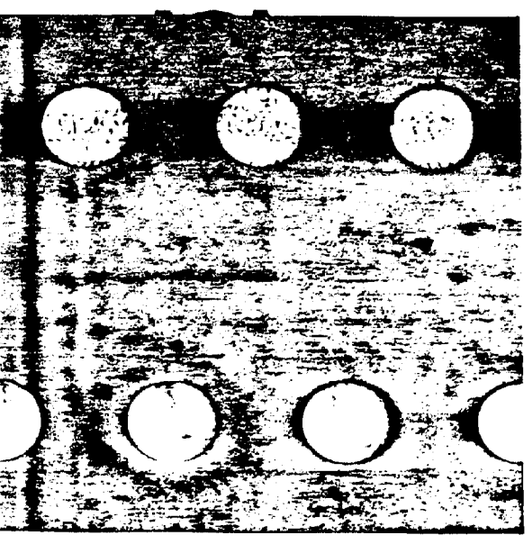
Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Richard W. Uselton and Janelle M. Uselton, husband and wife the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 1995.

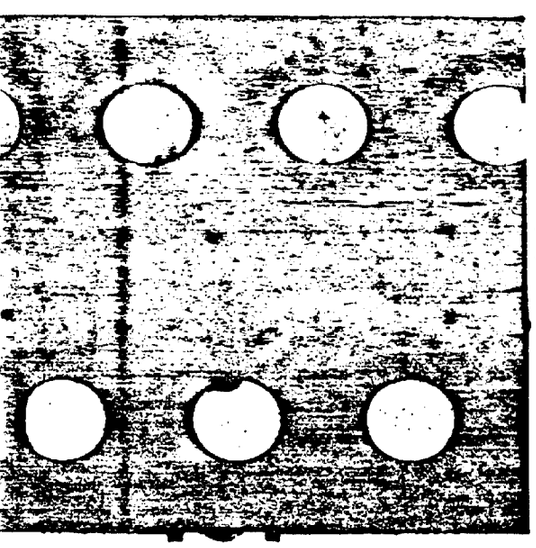
My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0764 09/29 0101 03CHECK 582.13





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

RECEIVED OF _____

FOR _____

BOOK 9811 PG 50

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 154900.00
CON TX 573.13
PRFEE 1.00
WDEED 8.00
TOTAL 582.13
CHECK 582.13

09/29/95 01 14:28 0001 0764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 SEP 29 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0106552
IDENTIF. ↑ REFERENCE

No. 959565