This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9831 PG 533

ADDRESS NEW OWNER:
Bonnie H. Shepherd
500 Paragon Mills Road, Unit D-6
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Norwest Mortgage, Inc.
P.O. Box 5137
Des Moines, IA 50306-5157

MAP AND PARCEL:
MAP 133-11-0
GROUP A
PARCEL 24 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Francis A. Rossnagel, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Bonnie H. Shepherd, an unmarried person, hereinafter called the Grantee, her 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, Tennessee, being Unit No. D-6 of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819, said Register's Office, and shown on a Plan of record in Book 5200, page 159, said Register's Office.
>
> Being the same property conveyed to Francis A. Rossnagel, unmarried by deed from Canterbury Hall Associates, as of record in Book 5656, page 104, Register's Office for Davidson County, Tennessee.

This is improved property known as 500 Paragon Mills Road, Unit D-6, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to Metropolitan Government 1995 Property taxes and subsequent taxes thereafter.
2. Sanitary sewer and/or storm drainage easement of record in Book 4308, page 647, said Register's Office.
3. The premises herein insurance is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon;

and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Canterbury Hall Condominium, of record in Book 5440, page 255, as amended in Book 5441, page 819, and the By-Laws in Book 5440, page 298, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bonnie H. Shepherd, an unmarried person, her heirs and assigns, forever; and I, Francis A. Rossnagel, an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13 day of October, 1995.

Francis A. Rossnagel

STATE OF Texas)
COUNTY OF Potter)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Francis A. Rossnagel, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Amarillo Texas, this the 13 day of October, 1995.

Helen Nunn
NOTARY PUBLIC

HELEN NUNN NOTARY PUBLIC STATE OF TEXAS COMM. EXPIRES FEBRUARY 25, 1998

My Commission Expires: 2-25-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

Bonnie H. Shepherd
AFFIANT

Subscribed and sworn to before me this 16th day of October, 1995.

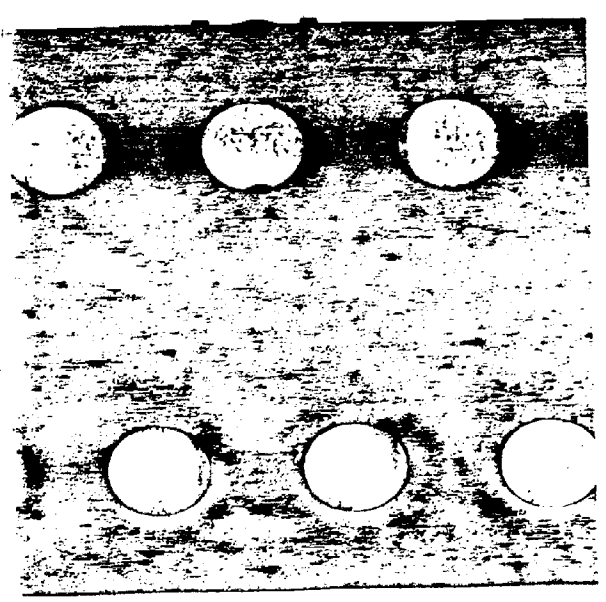
Janet C. Atkinson
NOTARY PUBLIC
My Commission Expires: 07/27/96

STATE OF TENNESSEE NOTARY PUBLIC

95 OCT 18 PM 3:34
FELIX Z. WILSMITH REGISTER
DAVIDSON COUNTY, TN.

01 10/18 0101 03CHECK 212.50

0113523
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

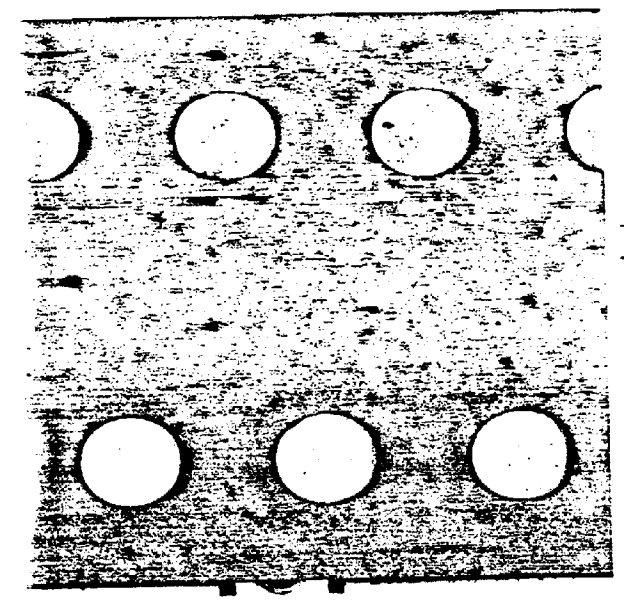
RECEIVED OF _____

FOR _____

BOOK 9831 PG 535

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

10/18/95 01 15:37 0001 8201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0113523

IDENTIF. & REFERENCE

95 OCT 18 PM 3:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 966920