BOOK 10022 PG 542

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Charles T. Shepherd Sr. and Jolene Shepherd
3202 Leswood Lane
Nashville, Tennessee 37207

SEND TAX BILL:
To Owner

MORTGAGEE:
First Investment Company
4300 E. Broad Street
Columbus, OH 43213

MAP AND PARCEL:
MAP 50-14
PARCEL 166
12DZ-31735

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Eddie Jackson Jr. and wife, Faye E. Dowell Jackson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles T. Shepherd Sr. and wife, Jolene Shepherd, as tenants by the entirety, 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 Lot No. 306, on the Plan of Parkwood Estates, Section 2, of record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eddie Jackson, Jr. and Faye E. Dowell, by deed from Sunny C. Owunnah and wife, Mary E. Owunnah of record in Book 8848, Page 219, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by First Investment Company of record in Book 7220, Page 985, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 3202 Leswood Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles T. Shepherd Sr. and wife, Jolene Shepherd, their heirs and assigns, forever; and we, Eddie Jackson Jr. and wife, Faye E. Dowell Jackson 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of April, 1996.

Eddie Jackson Jr.

Faye E. Dowell Jackson

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eddie Jackson Jr. and wife, Faye E. Dowell Jackson 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 62,190.61.

AFFIANT

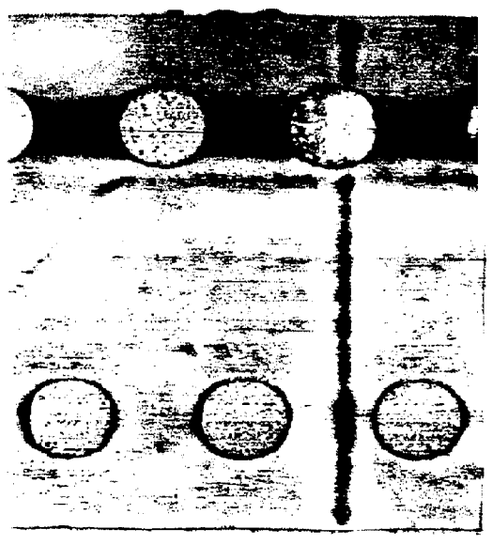
Subscribed and sworn to before me this 19th day of April, 1996.

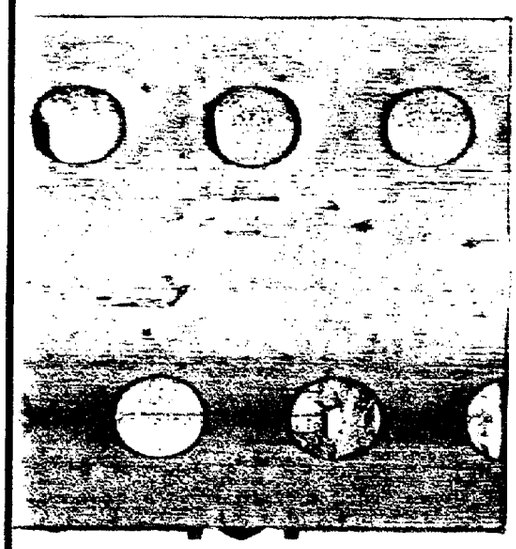
NOTARY PUBLIC
My Commission Expires: 3/22/97

1924 04/22 0101 03CHECK 239.11

0173630
IDENTIFICATION REFERENCE

96 APR 22 AM 10:43





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

DAMT	62190.61
DON TX	230.11
PRFEE	1.00
MDEED	8.00
TOTAL	239.11
CHECK	239.11

04/22/96 01 10:46 0001 2924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173630
IDENTIF. & REFERENCE

96 APR 22 AM 10:43
DAVIDSON COUNTY, TN.

No. 1030856