THIS INSTRUMENT PREPARED BY:
MURFREE, COPE, HUDSON & SCARLETT, ATTORNEYS
16 Public Square North
Murfreesboro, TN 37130
From information furnished by the parties.

10035 674

NAME AND ADDRESS OF NEW OWNERS:
James & Mary Shephard
526 Fairlake Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
Same

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map 118-4
Group
Parcel 102

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, VIVIAN RUTH BROWN AGEE RUSSELL, MELVIN JOHN AGEE, SHANNON ELIZABETH AGEE, and VIVIAN RUTH RUSSELL, Trustee for SHANNON ELIZABETH AGEE, a minor, have this day bargained and sold and do hereby transfer and convey unto JAMES SHEPHARD and wife, MARY SHEPHARD, their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

BEING Lot No. 36 of Hurdwood Heights, Section 2, as of record in Book 2330, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 65 feet on the easterly side of Hurdwood Drive and runs back 167 feet on the northerly line and 168.7 feet on the southerly line, the same beign a broken line, to a dead line measuring 51.3 feet thereon.

BEING the same property conveyed to Bill C. Brown and wife, Nancy R. Brown, by deed of record in Book 2454, page 397, in the Register's Office of Davidson County, Tennessee. The said Bill C. Brown, a/k/a Bill Cecil Brown having since died an unmarried widower predeceased by his wife, Nancy R. Brown and by his Last Will and Testament of record in Probate Court for Davidson County, Tennessee, Docket No. 95390 devised the herein described property to his daughter, Vivian Ruth Brown (Agee) now known as Vivian Ruth Brown Agee Russell, a one-half itnerest, and to his grandson, Melvin John Agee, born August 23, 1975, a one-fourth interest, and to his granddaughter, Shannon E. Agee, born December 26, 1978, a one-fourth interest. See also Quitclaim deed of record in Book 8241, page 802, in said Register's Office. The disability of minor Shannon Elizabeth Agee was removed for the limited purpose of allowing the sale of this property by the Chancery Court of Rutherford County, Tennessee, said order being recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said JAMES SHEPHARD and wife, MARY SHEPHARD, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same, and that the same is unencumbered except the 1996 property taxes, which have been prorated between the parties.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the grantors to the grantees with delivery of this deed.

WITNESS OUR HANDS on this the 30th day of April, 1996.

BK. 10035 PG. 675

VIVIAN RUTH BROWN AGEE RUSSELL

MELVIN JOHN AGEE

SHANNON ELIZABETH AGEE

VIVIAN RUTH RUSSELL, Trustee for Shannon Elizabeth Agee, a minor

96 MAY -2 AM 9:10

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0177421

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named, VIVIAN RUTH BROWN AGEE RUSSELL, MELVIN JOHN AGEE, SHANNON ELIZABETH AGEE, and VIVIAN RUTH RUSSELL, Trustee for Shannon Elizabeth Agee, a minor, with whom I am personally acquainted and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 30th day of April, 1996.

NOTARY PUBLIC

My commission expires: 8-18-00

BOOK 10035 PG 676

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $53,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

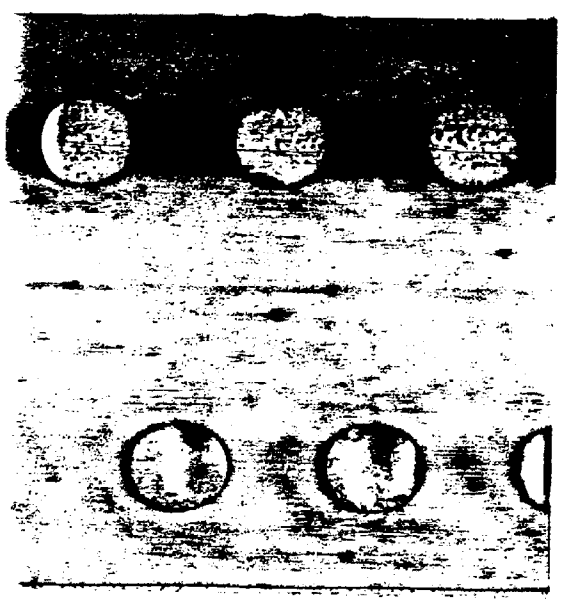
Sworn to and subscribed before me, on the 30th day of April, 1996.

NOTARY PUBLIC

My commission expires: 8-18-00

RUTHERFORD COUNTY, TENNESSEE

RECEIVED FOR RECORD
96 MAY 2 PM 12:50
RUTHERFORD COUNTY



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

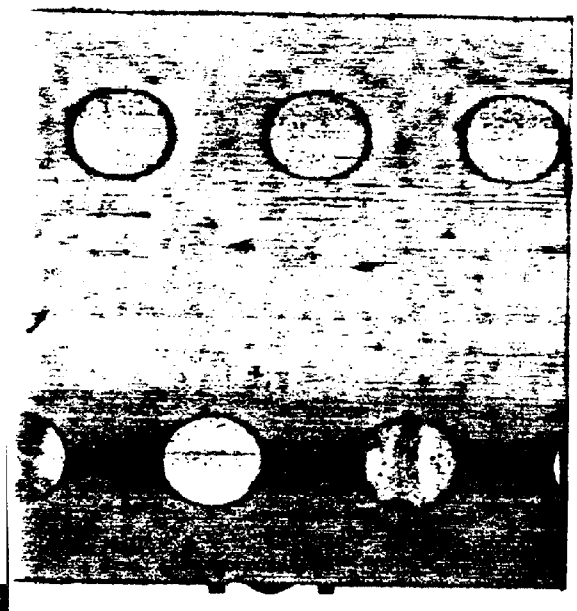
RECEIVED OF _____

FOR _____

BOOK 10035 PG 677

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 53000.00
CON TX 196.10
PRFEE 1.00
WDEED 12.00
TOTAL 209.10
CHECK 209.10

05/02/96 01 09:14 0001 6886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177421
IDENTIF. ↑ REFERENCE

96 MAY -2 AM 9:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034920