THIS INSTRUMENT PREPARED BY:

Mail

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 10048 PG 879

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Russell J. Sheppard, et ux 103 Essex Ct. Goodlettsville, Tn. 37072	Same as New Owner	Map 25-4 Parcel 130 Field Book GO 21118

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RICHARD W. USELTON, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto RUSSELL J. SHEPPARD and wife, RUTH ANN SHEPPARD, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 33 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 Uselton by deed from Essex Developments, a Tennessee Partnership composed of Richard W. Uselton and Fred Scott, General Partners, of record in Book 9974, page 333, Register's Office for said County.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property located in Goodlettsville, TN 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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to Restrictive Covenants of record in Book 9567, page 149, said Register's Office.

3. Subject to any and all matters as they may appear on the plan of record in Book 8250, page 219, said Register's Office.

4. Subject to easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4362, page 992, said Register's Office.

5. Subject to easement for water main granted to Madison Suburban Utility District of record in Book 7825, page 539, and Book 9124, page 383, said Register's Office.

BOOK 10048 PG 880

And I, the GRANTOR, do further covenant and bind myself, my 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.

JOINDER OF SPOUSE: JANELLE M. USELTON, wife of RICHARD W. USELTON, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

1153 05/14 0101 03CHECK 77.45

WITNESS our hands on this the 13th day of May, 1996.

"GRANTORS"

Richard W Uselton
RICHARD W. USELTON

Janelle M. Uselton
JANELLE M. USELTON

"GRANTEES"

Russell J Sheppard
RUSSELL J. SHEPPARD

Ruth Ann Sheppard
RUTH ANN SHEPPARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD W. USELTON and wife, JANELLE M. USELTON, and RUSSELL J. SHEPPARD and wife, RUTH ANN SHEPPARD, 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, at office, this the 13th day of May, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $18,500.00.

Ruth Ann Sheppard
Affiant

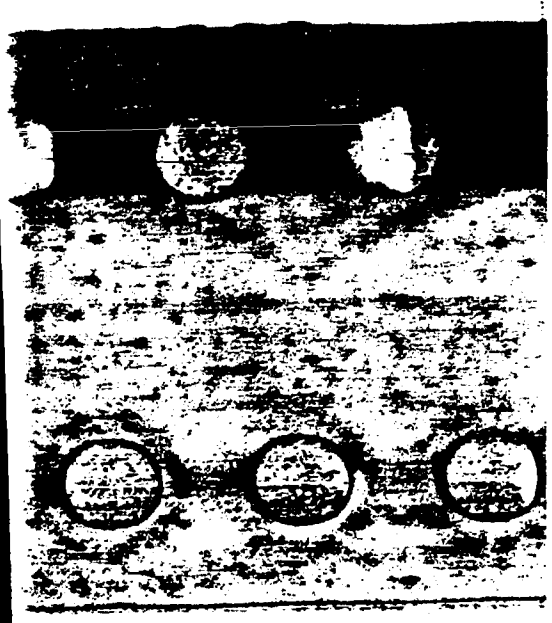
Sworn to and subscribed before me, this the 13th day of May, 1996.

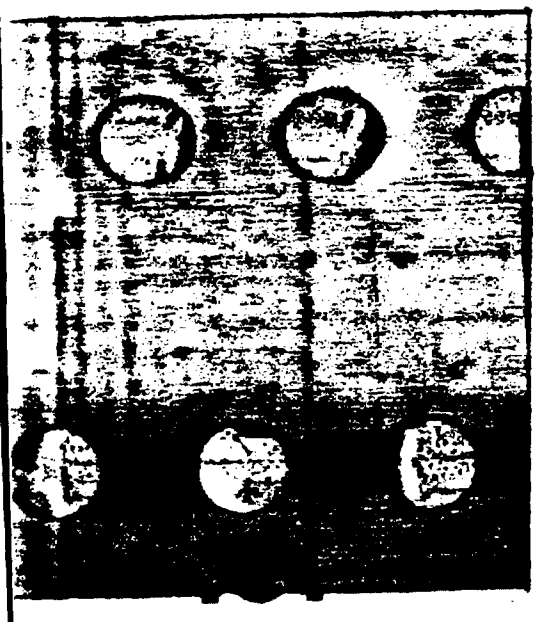
Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

96 MAY 14 AM 8:55
REGISTER
DAVIDSON COUNTY, TN.

0181315
IDENTIF. ↑ REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10048 PG 881

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	18500.00
CON TX	68.45
PRFEE	1.00
WDEED	8.00
TOTAL	77.45
CHECK	77.45

05/14/96 01 08:57 0001 1153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181315
IDENTIF. ↑ REFERENCE

96 MAY 14 AM 8:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1039128