BOK 17

WARRANTY DEED

BOOK 10075 PG 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,800.00

Katharine Jane Dougan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katharine Jane Dougan (NAME)	Mid-State Financial Services, (NAME)	MAP 133-3
163 Antioch Pike (ADDRESS)	2021 Richard Jones Road (ADDRESS)	PARCEL 74
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	6DA51300

FOR AND 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, Deborah S. (Pierce) Shepherd and Michael W. Pierce, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katharine Jane Dougan

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, Tennessee, being part of Lot No. 29 on the Plan of the Hinchey Property as of record in Minute Book I, page 442, Register's Office for Davidson County, Tennessee, and described in Deed Book 5399, page 915, Register's Office for Davidson County, Tennessee and further described according to a survey by John Kohl, dated March 23, 1984 and described as follows:

Said part of Lot No. 29 fronts 72 feet, more or less on the southerly margin of Antioch Pike, formerly Hill Creek Turnpike, and extends back between parallel lines 240 feet, more or less, to a dead line in the rear which measures 72 feet more or less.

Being the same property conveyed to Michael W. Pierce and wife, Deborah S. Pierce by deed from Eugene W. Ward, Trustee, of record in Book 7904, page 378, and to Michael W. Pierce, Jr. and wife, Deborah S. Pierce by deed to correct names of record in Book 8081, page 703, Register's Office for Davidosn County, Tennessee. The said Michael W. Pierce, Jr. and Deborah S. Pierce having since divorced and the parties now being tenants in common. The said Deborah S. Pierce having since remarried and now being Deborah S. Shepherd.

Randy Shepherd joins in this conveyance to convey any interest he may have as

CONTINUED

unimproved ( )
This is improved (X) property, known as 163 Antioch Pike, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 31st day of May, 19 96

Deborah S. (Pierce) Shepherd

Randy Shepherd

Michael W. Pierce

Michael W. Pierce and Michael W. Pierce, Jr. are one and the same person

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this May 31, 1996 before me personally appeared Deborah S. (Pierce) Shepherd, Randy Shepherd and Michael W. Pierce to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal.

My Commission Expires:

5-24-97

FILED FOR RECORD
DAVIDSON COUNTY, TENN.

Notary Public

9547 06/05 0101 03CHECK 330.16

LEGAL DESCRIPTION CONTINUATION

the husband of Deborah S. Shepherd.

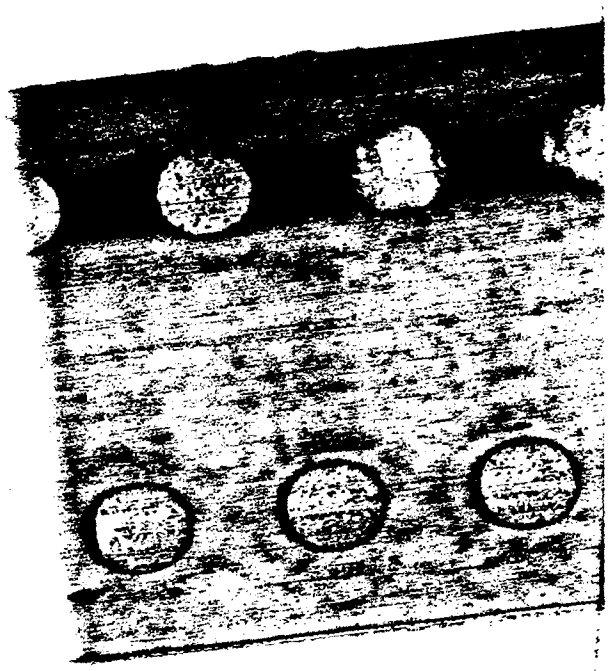
This conveyance is subject to any and all existing easements of record.

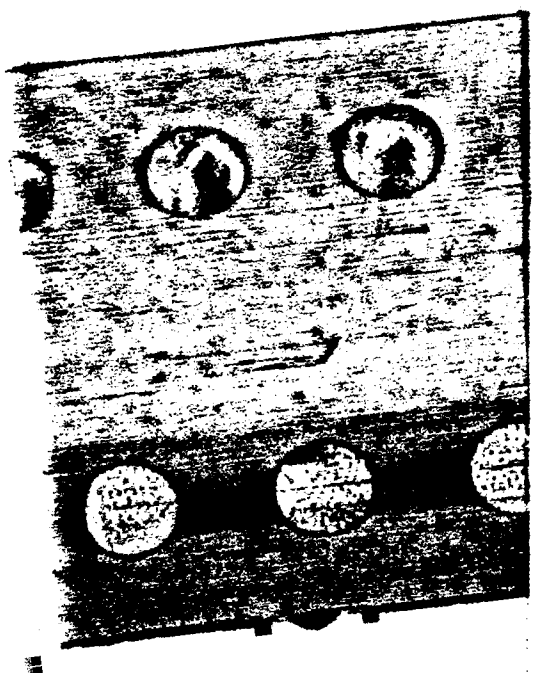
Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

0189113
IDENTIF. & REFERENCE

96 JUN -5 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10075 PG 26

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	86800.00
CON TX	321.16
PRFEE	1.00
WDEED	8.00
TOTAL	330.16
CHECK	330.16

06/05/96 01 09:43 0001 9547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189113
IDENTIF. ↑ REFERENCE

96 JUN -5 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047419