WARRANTY DEED

BOOK 10137 PG 174

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruel Wesley Sheppard, Jr. (NAME)	First Republic Mortgage (NAME)	MAP 75
713 Netherlands Drive (ADDRESS)	3310 West End Avenue, 4th Floor (ADDRESS)	GROUP 12
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	PARCEL 61

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, Tacopa Land, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruel Wesley Sheppard, Jr., unmarried

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 Lot No. 62 of Meadows of Tulip Grove, Section III, of record in Plat Book 6900, Page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Tacopa Land, LLC by deed from Marshall H. Ragan, Trustee, for Meadows of Tulip Grove Joint Venture of record in Book 9762, Page 237, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to restrictions of record in Book 9762, Page 248, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 6900, Page 262, said Register's Office.

unimproved ( )
This is improved (X) property, known as 713 Netherlands Drive, Hermitage, Tennessee 37076
(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 my hand this 22nd day of July 19 96

Tacopa Land, LLC
By:
Bill Robinson, Chief Manager

BOOK 10137 PG 175

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 WILSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Bill Robinson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Tacopa Land, LLC the within named bargainor, and corporation, and that he as such Chief Manager 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 Bill Robinson as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Mt. Juliet, Tennessee on this the 22nd day of July 1996.

My commission expires April 25, 1998

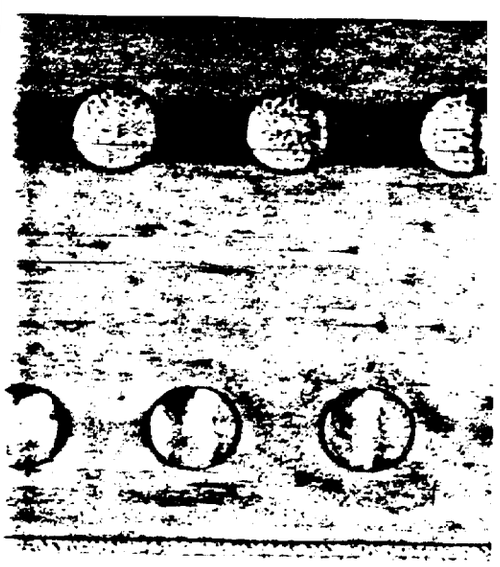
Louise N. Jones
Notary Public

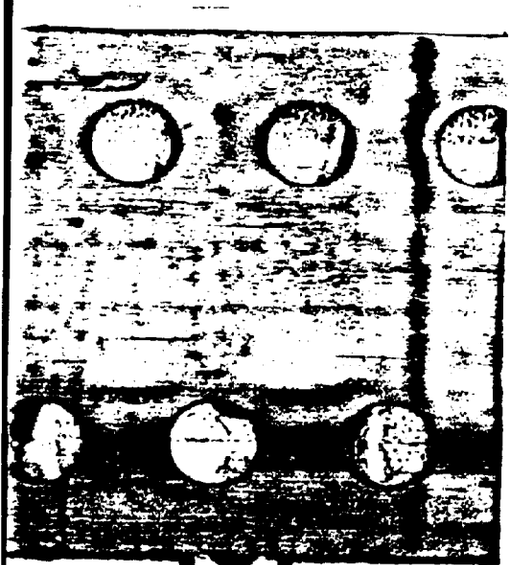
LOUISE N. JONES NOTARY PUBLIC WILSON CO. TENN.

0208744
IDENTIF. ↑ REFERENCE

96 JUL 30 AM 10:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0808 07/30 0101 03CHECK 336.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10137 PG 176

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 88400.00
				CON TX 327.08
				PRFEE 1.00
				WDEED 8.00
				TOTAL 336.08
				CHECK 336.08
			07/30/96 01	10:29 0001 0808

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208744

IDENTIF. ↑ REFERENCE

96 JUL 30 AM 10: 2[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1068405