BOOK 10330 PG 265

Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Anthony Shepard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 97

Laura A. Brasley
Notary Public

NOTARY

MY COMMISSION EXPIRES: 6/22/97
(AFFIX SEAL)

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
Anthony Shepard (NAME)	Pacific Southwest Bank (NAME)	MAP 58-11
144 Hodge Court (ADDRESS)	4144 N. Central Expwy, Suite 160 (ADDRESS)	PARCEL 116
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	13DA56589

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, Joseph S. Bolin and wife, Maria L. Santini-Bolin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Shepard and wife, Jacqueline Shepard

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. 156 on the Plan of Section 2, Royal Hills, of record in Book 4660, page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 156 fronts 36.5 feet on the southerly margin of a cul de sac at the southerly end of Hodge Court and extends back 141.44 feet on the northeasterly line and 178.56 feet on the westerly line to a broken line in the rear, measuring 202.64 feet thereon.

Being the same property conveyed to Joseph S. Bolin and wife, Maria L. Santini-Bolin by deed from M. Norris Jenkins, Trustee, of record in Book 9375, page 156, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4950, page 530, said Register's Office.

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

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

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

8256 01/27 0101 03CHECK 316.10

This is unimproved ( ) improved (X) property, known as 144 Hodge Court, Nashville, TN 37218
(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 21st day of January 19 97

Joseph S Bolin
Joseph S. Bolin

Maria L Santini-Bolin By: Joseph S Bolin ATTY IN FACT
Maria L. Santini-Bolin
By Joseph S. Bolin by Power of Attorney
recorded simultaneous herewith

BOOK 10330 PG 266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph S. Bolin

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of January 19 97.

Commission expires 11/22/97

NOTARY PUBLIC AT LARGE

Laura A. Beasley
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 January 21, 1997, before me personally appeared Joseph S. Bolin to me known to be the person who executed the foregoing instrument in behalf of Maria L. Santini-Bolin and acknowledged that he executed same as the free act and deed of said Maria L. Santini-Bolin for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of January, 1997.

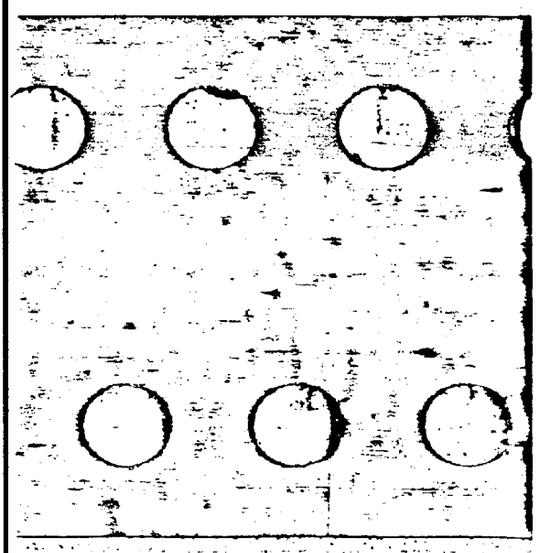
My Commission Expires

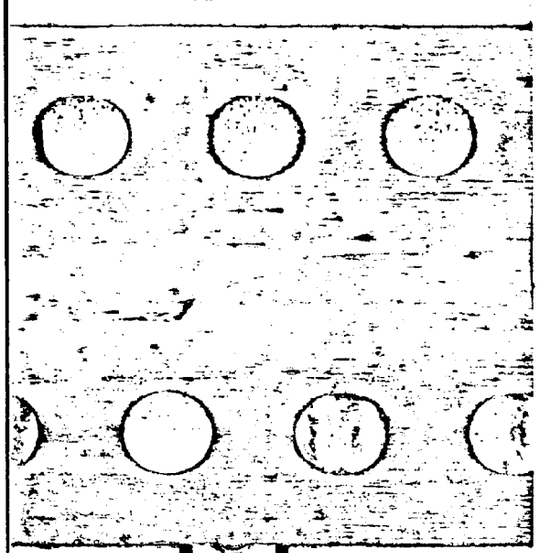
11/22/97

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE

Laura A. Beasley
Notary Public

02257396
IDENTIFICATION REFERENCE
97 JAN 27 PM 12:41
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10330 PG 267

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	AMT	TOTAL PAID
				CON TX	307.10
				PRFEE	1.00
				WDEED	8.00
				TOTAL	316.10
				CHECK	316.10
			01/27/97 01	14:44 0001	8286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267396
IDENTIFICATION REFERENCE

97 JAN 27 PM 2:41
DAVIDSON COUNTY, TN.

No. 1110757