BOOK 10385 PG 98

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35281)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,000.00

Loretta Kay Shepard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denny C. Shepard	Pacific Southwest Bank	MAP 127
(NAME)	(NAME)	
8514 Newsom Station Road	210 25th Avenue North #500	PARCEL 94
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Peggy A. Rogers and husband, Ernest A. Rogers and Estelle Naboulsi, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denny C. Shepard and wife, Kay 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 the 9th Civil District of Davidson County, Tennessee, being Tract No. 13 of a portion of the W. T. Hutton Property, and described according to a survey by Campbell Surveying Company dated 9/28/90 as follows:

Said Tract No. 13 fronts 143.80 feet on the westerly side of Newsom Station Road and extends back 921.32 feet on the northerly line and 903.56 feet on the southerly line to a rear line measuring 143.02 feet thereon.

Being the same property conveyed to Peggy A. Rogers, married, and Marguerite B. Hoots, unmarried, and Estelle Naboulsi, unmarried, by deed from Joe Stockett Simpkins, a married person, of record in Book 8215, page 186, said Register's Office. The said Marguerite B. Hoots died November 8, 1992. Ernest A. Rogers is the devisee under the Will of Marguerite Hoots (a/k/a Marguerite B. Hoots) of record in Will Book 183, page 636, Probate Court Clerk's Office of Davidson County, Tennessee.

This conveyance is subject to 1997 real property taxes which have been prorated and assumed by the grantees.

unimproved ( )
This is improved (X) property, known as 8514 Newsom Station Road, Nashville, Tennessee 37221
(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 14th day of March 19 97

Peggy A. Rogers

Estelle Naboulsi

Ernest A. Rogers

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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 Peggy A. Rogers and husband, Ernest A. Rogers and Estelle Naboulsi, unmarried

the bargainor S 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 and official seal at Nashville, Tennessee this 14th day of March, 19 97.

Commission expires 7/25/98

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 _____

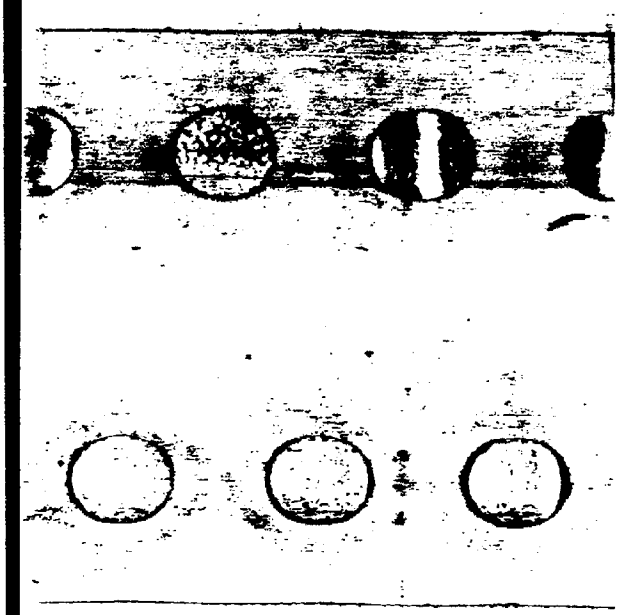
Notary Public

02845564
IDENTIFICATION/REFERENCE

97 MAR 19 PM 1:01

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

8783 03/19 0101 CHECK 709.50



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

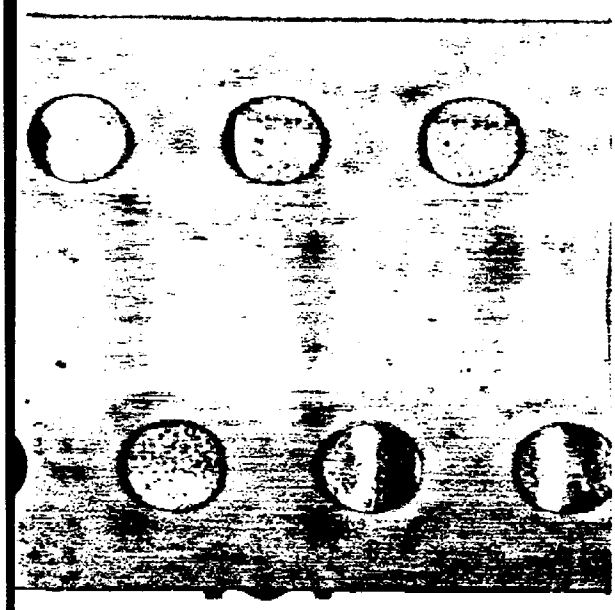
RECEIVED OF _____

FOR _____

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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 189000.00
CON TX 699.30
PRFEE 1.00
WDEED 8.00
TOTAL 708.30
CHECK 708.30

03/19/97 01 13:00 0001 8783

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0284564
IDENTIF. & REFERENCE

97 MAR 19 PM 1:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1129102