WARRANTY DEED

FOR 10456 PG 913

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thom E. Shepherd, Jr. (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 84-11
2318 Maplecrest Drive (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL 195
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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, Michael R. Semones and wife, Paula A. Payne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thom E. Shepherd, Jr. and wife, Misty F. Shepherd

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:

BEING Lot No. 180, on the plan of Maplecrest, of record in Book 1835, Pages 27 & 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 180 fronts 80 feet on the northerly sid eof Maplecrest Drive and runs back 236 feet on the easterly line and 272.6 feet on the westerly line, which is a broken line, measuring 74 feet thereon.

BEING the same property conveyed to Michael R. Semones, unmarried by deed from A. H. Johnson Co., L.P., of record in Book 9314, Page 902, Register's Office for said County.

Paula A. Payne joins in this conveyance to convey any and all marital rights she may have in and to said property.

1997 05/16 0101 03CHECK 271.40

unimproved ( )
This is improved (X) property, known as 2318 Maplecrest Drive, Nashville, TN 37214
(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 May 19 97

Michael R. Semones

Michael R. Semones

Paula A. Payne

Paula A. Payne

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10453 PG 914

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 Michael R. Semones and wife, Paula A. Payne

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 May, 19 97.

Commission expires March 24, 2001

Notary Public

PAULA A. NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

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

0305777

IDENTIFICATION REFERENCE

97 MAY 16 PM 1:54

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10458 PG 915

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

05/16/97 01 13:53 0001 1 of 4

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03057777

IDENTIFICATION/REFERENCE

97 MAY 16 PM 1:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1151977