WARRANTY DEED

BOOK 10494 PG 762

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
9th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: April 26, 1998
(AFFIX SEAL)

MAP

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
McInturff Construction Company (NAME)	McInturff Construction Company (NAME)	MAP 52-2
647 Carmel Avenue (ADDRESS)	818 Lori Lane (ADDRESS)	PARCEL 73
Nashville, Tennessee 37115 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (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, Kathenia Mae Sheppard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO McInturff Construction Company

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. 35 and the westerly 10 feet of Lot No. 34, Block "D", on the Revised Plan of Rainbow Terrace, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 and part of Lot No. 34 front together 60.0 feet on the northerly margin of Carmel Avenue and extend back between parallel lines 145.0 feet to a dead line.

BEING the same property conveyed to George W. Sheppard and Kathenia Mae Sheppard by deed from Virgil G. Titus and wife, Mary H. Titus of record in Book 5942, Page 861, Register's Office for Davidson County, Tennessee. The said George W. Sheppard having since been deceased and Kathenia Mae Sheppard being the only heir at law of the said George W. Sheppard.

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

This conveyance is subject to setback lines and recorded easements of record in Book 1130, Page 85, said Register's Office.

unimproved ( )
This is improved (X) property, known as 647 Carmel Avenue, Nashville, Tennessee 37115
(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 9th day of June, 19 97

Kathenia Mae Sheppard

Kathenia Mae Sheppard

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathenia Mae Sheppard

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 _____, Tennessee, this 9th day of June

Commission expires April 25, 1998

Notary Public

JUNGE M. TYNES
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

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

97 JUN 17 AM 10:25
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0316700
IDENTIF. & REFERENCE

3944 06/17 0101 03CHECK 105.20

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

RECEIVED OF _____

FOR _____

BOOK 10494 PG 764

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 26000.00
CON TX 96.20
PRFEE 1.00
WDEED 8.00
TOTAL 105.20
CHECK 105.20

06/17/97 01 10:26 0001 3944

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0316700
IDENTIF. # REFERENCE

97 JUN 17 AM 10:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1163827