This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 147-1-246

BOOK 10551 PG 898

Send Tax Statements To: Pacific Southwest BK 4144 N. Central Expressway Suite 106 Dallas, TX 75204

Name/Address New Owner: Jan W. Peace 304 Garrett Drive Nashville, TN 37211

Name of Mortgagee:

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, DENNIS RAY SHEPHERD and ELIZABETH FAYE SHEPHERD, husband and wife, have bargained and sold and by these presents do transfer and convey unto JAN W. PEACE, a single woman, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Caldwell Hall, Section 1, Revised, of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dennis Ray Shepherd and wife, Elizabeth Faye Shepherd by deed from Joe M. Rodgers and wife, Helen M. Rodgers, of record in Book 8640, page 776, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1997 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of record in Book 2900, page 57, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 2929, page 117 and Book 2997, page 93, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 30th day of July, 1997.

DENNIS RAY SHEPHERD

ELIZABETH FAYE SHEPHERD

0332724
IDENTIF. ↑ REFERENCE

97 AUG -1 AM 9:42
ELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

MAP FEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENNIS RAY SHEPHERD and ELIZABETH FAYE SHEPHERD, husband and wife, the bargainors, 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 seal, at office, on this 30th day of July, 1997.

Stephanie A. Glenn
Notary Public

My Commission Expires:
11-18-97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $118,000.00.

Carol L. McArthur
Affiant

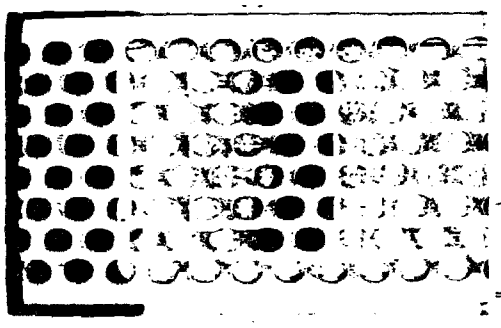
Sworn to and subscribed before me on this the 30th day of July, 1997.

Stephanie A. Glenn
Notary Public

My Commission Expires:
11-18-97

STEPHANIE A GLENN NOTARY PUBLIC AT LARGE

1625 08/01 0101 TOTO 08/30 020HECK 445-60



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

RECEIVED OF _____

FOR _____ BOOK 10551 PG 900

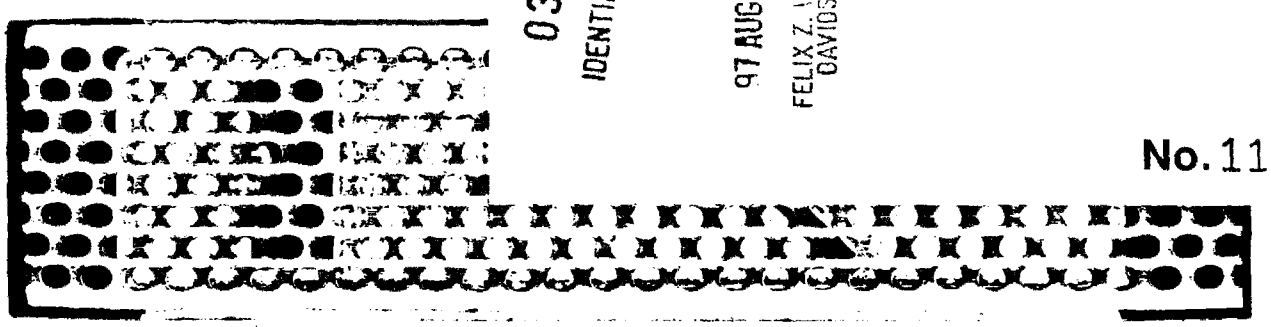
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
118000.00
CON TX 436.60
PRFEE 1.00
WDEED 8.00
TOTAL 445.60
CHECK 445.60

08/01/97 01 09:40 0001 1635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0332724
IDENTIF. ↑ REFERENCE

97 AUG -1 AM 9:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181262