Realty 48

WARRANTY DEED

STATE OF TENNESSEE BOOK 8769 PG 668
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires: 5-16-99

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph B. Sheppard (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	149-02-C-010
110 Elizabeths Court (ADDRESS)	201 Fourth Avenue North (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37244 (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, Melanie L. Rowe n/k/a Melanie Rowe Johnson and husband, Ronnie L. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph B. Sheppard

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, TN, being Unit or Building Site No. 10 on the Plan of Sterling Wood, of record in Plat Book 6250, Page 648, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melanie L. Rowe n/k/a Melanie Rowe Johnson by deed from James Keith Rowe, an unmarried person, of record in Book 8609, Page 735, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6668, Page 81, By-Laws in Book 6668, page 91, Easement in Book 6251, page 616 and Ingress and Egress to cemetery in Book 854, page 73, and all matters shown on the Plan of Record.

97 DEC -4 PM 2:49

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unimproved ( )
This is improved (X) property, known as 110 Elizabeths Court, Antioch, TN 37013
(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 3rd day of December 19 97

Melanie Rowe Johnson

Ronnie L. Johnson

BOOK 1C709 PG 669

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 Melanie Rowe Johnson and Ronnie L. Johnson

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of December, 19 97.

Commission expires May 16, 1999

Notary Public

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. My Commission Expires: 5-16-99

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10709 PG 670

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

CHRT 235000.00
CO TX 234.95
PRFEE 1.00
WDEED 8.00
TOTAL 243.95
CHECK 243.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 54 0701 7458

0376812
IDENTIFICATION REFERENCE

97 DEC -4 PM 2:49

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN

No. 1228270