Box 1

WARRANTY DEED

BOOK 10979 PG 518

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$121,000.00**

Lynette Sheppard
James A. Sheppard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8TH** DAY OF JUNE, 1998.

ANGELA M. LAKE NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

My Commission Expires 2-19-2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Sheppard	**Norwest Mortgage, Inc.**	**86-8-A-28**
(NAME) **2148 Strombury Drive**	(NAME) **P.O. Box 31728**	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Charlotte, NC 28231**	
(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, **Paul D. Burnsand wife Edith L. Burns**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James A. Sheppard and wife Lynette 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, Tennessee, being Lot No. 434 on the Plan of Camden Woods Phase II of record in Plat Book 6900, Page 735, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Paul D. Burns and wife, Edith L. Burns by deed of record in Book 8850, Page 26, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

1761 06/16 0101 03CHECK 456.70

unimproved ☐
This is improved ☒ property, known as **2148 Strombury Drive, Hermitage, TN 37076**
(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.

0451444
IDENTIF. & REFERENCE
98 JUN 16 PM 3:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **8th day of June, 1998**.

BOOK 10979 PG 519

Paul D. Burns

Paul D. Burns

Edith L. Burns

Edith L. Burns

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 Paul D. Burns and wife Edith L. Buns 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.

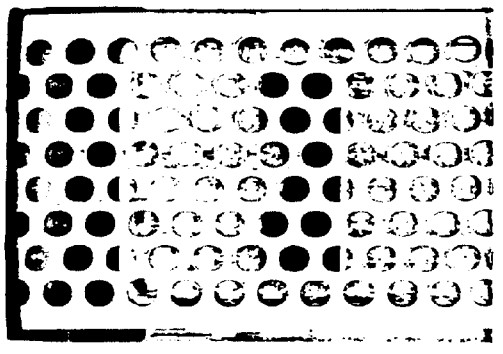
Witness my hand and official seal at Nashville, Tennessee, this 6/8/98

Angela M. Lake

Commission expires: Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

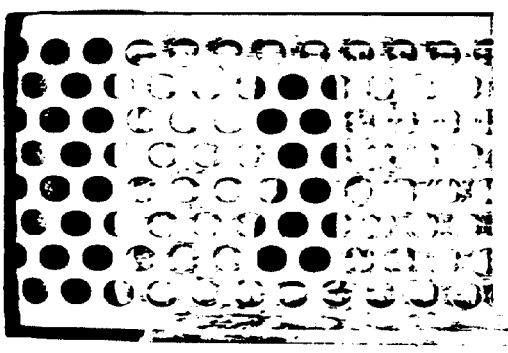
FOR _____

BOOK 10979 PG 520

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
			AMT	
				121000.00
			CON TX	447.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	456.70
			CHECK	456.70
06/16/98	01		15:07 0001	1761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0451444

IDENTIF. ↑ REFERENCE

98 JUN 16 PM 3:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1307619