BOOK 11004 PAGE 065

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 118,900.00

Phyllis R Nance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF June 19 98

KATHLEEN D. DuPIEA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires November 24, 2001 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis R. Nance (NAME)	NORWEST MORTGAGE, INC. (NAME)	MAP 51-14
803 Lemont Drive (ADDRESS)	P. O. Box 780 (ADDRESS)	PARCEL 28
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Waterloo, Iowa 50704 (CITY) (STATE) (ZIP)	12DZ-13925

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, William R. Shepherd and wife, Sherry B. Shepherd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis R. Nance, a single person

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:

Tract I

LAND in Davidson County, Tennessee, being Lot No. 209 on the Plan of Gra-Mar Acres, Section 7, as of record in Book 2331, Page 80, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Tract II

LYING and being in Davidson County, Tennessee, and being part of Lot 45 on the Plan of Gra-Mar Acres, Section 5, as of record in Book 2330, Page 19, Register's Office for said County.

SAID tract fronts twenty feet on the northerly side ~~of~~ Lemont Drive and extends back 282.9 feet on the westerly side, 12 feet on the northerly side of said lot, and the easterly line of said tract runs form a point 12 feet from the northwest corner of said Lot 45 in a straight line to a point 20 feet easterly from the southwest corner of said Lot 45, being a tract of land 20 feet wide on the south and 12 feet wide on the north, of the western portion of said Lot 45.

Being the same property conveyed to William R. Shepherd and wife, Sherry B. Shepherd by deed from Larry L. Westbrook and Jerry D. Westbrook, being the sole heirs of W. L. Westbrook and Lousie D. Westbrook, of record in Book 8355, Page 98, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 803 Lemont Drive, Nashville, TN 37216
(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 29th day of June, 19 98

William R. Shepherd

Sherry B. Shepherd

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 William R. Shepherd and wife, Sherry B. Shepherd

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 Goodlettsville, Tennessee, this 29th day of June 19 98.

Commission expires _____

Notary Public

KATHLEEN D. DuPLA
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2001

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

0458253
IDENTIFICATION REFERENCE

98 JUL -2 PM 12:24

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

9053 07/02 0101 03CHECK 450.93

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

RECEIVED OF _____

FOR _____

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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 118900.00	
			CON TX 439.93	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			STATE	450.93
			CHECK	450.93
		07/02/98	01 12:24 0001	9053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458253
IDENTIF. # REFERENCE

98 JUL -2 PM 12:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1314825