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Box 23

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IDENTIF. + REFERENCE

98 JUL 23 AM 11:57

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY: (JAG)
BAKER, DONELSON, BEARMAN & CALDWELL, P.C.,
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

FROM: **JOHN W. SHEPHERD** ("GRANTOR")

TO: **ROSIE SHEPHERD** ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Rosie Shepherd 127 Fain Street Nashville, TN 37210	SAME	93-16/334

QUITCLAIM DEED

John W. Shepherd, as the Grantor, by these presents does hereby quitclaim, grant, and convey unto Rosie Shepherd, an unmarried individual, as the Grantee, her heirs, successors and assigns, any and all interest he may have in and to the following described tract(s) of land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 106 fee of Lot No. 1 on the plan of Bransford Realty Co.'s Resubdivision of Part of Weakley and Warren's Resubdivision of Block D, Hermitage Addition, of record in Book 421, page 58, Register's Office for Davidson County, Tennessee.

Said property fronts 33 feet on the southerly margin ~~of Fain~~ Street and extends back between parallel lines 106 feet.

Being the same property conveyed to Margaret O. Leslie and Mary L. Lewis, as tenants-in-common, by deed dated September 18, 1989 and recorded in Book 7943, page 844, Register's Office for Davidson County, Tennessee. Mary L. Lewis, a widow, died intestate and without children leaving her sister, Margaret O. Leslie as her sole surviving heir. Margaret O. Leslie, died intestate and without children.

The property description recited herein is the same as in the prior deed.

And Grantor does hereby quitclaim unto Grantee, her heirs, successors and assigns, all of his interest in the property described above to which reference is here made, and said property interest is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22nd day of June, 1998.

John W. Shepherd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said State and County, **JOHN W. SHEPHERD,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 22 day of 06, 1998.

Notary Public

My Commission Expires: My Commission Expires NOV. 25, 2000

7167 07/23 0101 03CHECK 10.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-.

Rosie M. Shepherd
AFFIANT

Subscribed and sworn to before me, this 23rd day of July, 1998.

Notary ~~Public~~

My Commission Expires: 7-31-2001

N VRS 242383.1
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