RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
File Boc "7"
(37669)

BOOK 11363 PG. 586

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Vickie R. Lockyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February 19 99

Bertie Jo White
Notary Public

MY COMMISSION EXPIRES: 11-2-99
(AFFIX SEAL)

BERTIE JO WHITE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 207, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland Cheney (NAME)	First Trust Mortgage Company (NAME)	MAP 53-12
3005 Lakeshore Drive (ADDRESS)	6525 Quail Hollow, Suite 300 (ADDRESS)	PARCEL 161
Old Hickory, TN (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (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, Julia A. Shepherd, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland Cheney and wife, Sally Cheney

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 part of Lots Nos. 6 to 10, both inclusive, of Block 19, a part of Lot No. 4 of Block 26, and a part of Reid Boulevard, as shown on the Plan of Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott's Property, as of record in Book 547, Page 127, Register's Office, and described according to a copy of a survey thereof made August 24, 1959, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at a point in the north margin of Pitts Avenue, at an iron pin, now called Lakeshore Drive; said point being 78 feet west from the centerline of 32nd Street, now closed; thence northeasterly 396.5 feet more or less to an iron pin in the south line of the U. S. Government Property; thence with said Government Property line, northwesterly 75 feet to an iron pin; thence southwesterly 396.5 feet to an iron pin in the northerly margin of Lakeshore Drive; thence with the margin of the same, southeasterly 75 feet to the point of beginning.

BEING the same property conveyed to Roy C. Shepherd, and wife, Julia S. Shepherd, by deed from Robert Abrahams, and wife, Marie Abrahams, of record in Book 2959, Page 453, Register's Office for Davidson County, Tennessee. The said Roy C. Shepherd having since died.

Jennifer Hawk executes this instrument as Attorney-In-Fact for Julia A. Shepherd, pursuant to the Power of Attorney being recorded simultaneously herewith.

This is unimproved ( ) property, known as
This is improved (X) property, known as 3005 Lakeshore Drive, Old Hickory, TN
(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 26th day of February 19 99

Julia A. Shepherd
Julia A. Shepherd
By: Jennifer Hawk, attorney in fact
Jennifer Hawk, Attorney-in-fact

First Data Systems, Inc.
DCTN01W 12/98
1-800-626-5427

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JENNIFER HAWK**, to me known to be the person who executed the foregoing instrument in behalf of **JULIA A. SHEPHERD** and acknowledged that she executed the same as the free act and deed of the said **JULIA A. SHEPHERD**.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 25th day of February, 1999.

Bertie J. Whitaker
Notary Public

My Commission Expires: 11-27-99

BERTIE JO WHITAKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

2414 03/02 0101 03CHECK 621.50

05555232
IDENTIF. & REFERENCE

99 MAR -2 PM 3:34

CAROL A. REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11363 PG. 588

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0555232
IDENTIF. ↑ REFERENCE

99 MAR -2 PM 3:34

[illegible] REGISTER
DAVIDSON COUNTY, TN.

CAMT	165000.00
CON TX	610.50
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	621.50
CHECK	621.50

03/02/99 01 15:32 0001 2414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431600