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THIS INSTRUMENT WAS PREPARED BY:
PERCY WILKINS JR., ATTORNEY
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph S. Lappin (NAME) | United Mortgagee Servicing Corp (NAME) | M# 142-11 |
| 7210 Birch Bark Drive (STREET ADDRESS OR ROUTE NUMBER) | 3200 Pacific Avenue (STREET ADDRESS) | P# 96 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Virginia Beach, Virginia (CITY) (ZONE) (STATE) | PW |

*For and in 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 acknowledge, we., JAMES MONTGOMERY EVANS AND WIFE, ZOE A. EVANS, hereinafter called the Grantors,

*have bargained and sold, and by these presents do transfer and convey unto the said* JOSEPH S. LAPPIN AND WIFE, MARY JANE G. LAPPIN, 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. 36 on the Plan of Section II, Valley West of Record in Book 3600, page 86, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 fronts 115 feet on the westerly side of Birch Bark Drive and runs back 170.77- feet on the northerly line and 177.37 feet on the southerly line to a dead line measuring 115.19 feet thereon.

BEING the same property conveyed to James Montgomery Evans and wife, Zoe A. Evans by deed from Martin Construction Company, Inc. of record in Book 3953, page 995, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration Or Value, Whichever Is Greater, For This Transfer is $24,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 1968.

Notary Public

MARY F. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 2/7/71

This is ~~unimproved~~ improved property, known as 7210 Birchpark Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

*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.*

*And* we, the GRANTORS *do further covenant and bind* ourselves, and 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.*

*Witness* our *hand* s *this* 27th *day of* July, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Montgomery Evans

Jill L. Evans

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Shelby }

Personally appeared before me, James A. Grisby, a Notary Public in and for said County and State, the within named Zoe M Evans

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Germantown, Tennessee, this 8th day of July, 1968.

James A. Grisby, Notary Public.

Commission Expires April 8, 1972

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Percy Wilkins, Jr, a Notary Public in and for said County and State, the within named JAMES MONTGOMERY EVANS

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 27th day of July, 1968.

Notary Public

Commission Expires 1-13-69

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged self to be ..... of the ....., the within named bargainor, a corporation, and that he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19....

Notary Public

Commission Expires .....

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AUG-6 CONV 24,900.00
AUG-6 S TAX A* 64.74
AUG-6 PRTEE A* .50
AUG-6 MDEED A* 6.00 * 71.24

WARRANTY DEED

FROM

JAMES MONTGOMERY EVANS ET UX

TO

JOSEPH S. LAPPIN ET UX

A 07997

IDENTIF. REFERENCE

AUG 6 2 45 PH '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PERCY WILKINS JR. Rec'd
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING Box 8
NASHVILLE, TENNESSEE 37201