BOOK 4331 PAGE 976

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Leonard Epperson SR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 1969.

Notary Public

MY COMMISSION EXPIRES: May 22, 1970

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilson West, 612 Commerce Union Bank, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Edward Epperson (NAME)	Thomas Edward Epperson (NAME)	Map 81-6
1710 Cass Street (STREET ADDRESS OR ROUTE NUMBER)	1710 Cass Street (STREET ADDRESS)	Par 314
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	M.O.

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 ACKNOWLEDGED, WE, Leonard Epperson, Sr., and wife, Nelvine A. Epperson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Edward Epperson and wife, Faye Jean Epperson,

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 Lots Nos. 12 and 13 in A. C. Dudley's Subdivision of the McDaniel Land, a plan of which is recorded in Book 161, page 10, Register's Office for said County.

Said Lots Nos. 12 and 13 adjoin and front together 100 feet on the northerly side of Cass Street, (formerly "A" Street) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Leonard E. Epperson, Sr. and wife, Dorothy M. Epperson, deceased, by deed from Mrs. Hattie Davis King as of record in Book 2745, page 183.

The grantee assumes balance of mortgage of approximately $6400.00 and will pay 1968 taxes and all back taxes.

This is ~~unimproved~~ improved property, known as 1710 Cass Street, Nashville, Tennessee
(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 17 day of April, 19~~68~~ 69

Leonard Epperson SR

Nelvine A Epperson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Leonard Epperson, Sr. and Nelvine A. Epperson

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17 day of April 19 ~~68~~ 69

Commission expires Jan 12, 1970

John B Turrill
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
Leonard Epperson, Sr. et ux

TO
Thomas Edward Epperson

A 40104

IDENTIF. REFERENCE

MAY 12 9 21 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 12 69	CONV	10,000.00			
MAY 12 69 STAX			B*	26.00	
MAY 12 69 PRFEE			B*	.50	
MAY 12 69	WDEED		B*	3.00	* 29.50