TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr and Mrs Ed Epps (NAME)	Guaranty Mortgage Company, (NAME)	12D-91790
2657 Combs Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North, (STREET ADDRESS)	BOOK 4446 PAGE 520
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

This instrument prepared by Herschel Greer, 311 Seventh Avenue North, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - - - - - - - - - - - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Ed Epps and wife, Elnora Epps

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Trinity Hills Village, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said 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 Lot No. 97 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, page 79, Register's Office for said County.
Said Lot No. 97 fronts 56.2 feet on the northerly margin of Combs Drive and extends back 124.2 feet on the easterly line and 130.4 feet on the westerly line to a dead line in the rear measuring 46.7 feet thereon.
Being part of the property conveyed to Trinity Hills Village, Inc., by deed from J.B. Downey & Sons, Inc., of record in Book 4231, page 191, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1970 taxes have been prorated and are hereby assumed by the purchasers.

This is unimproved / improved (XX) property, known as 2657 Combs Drive, (House Number) (Street) Nashville, Tenn. (P. O. Address:) (City or Town) (Postal Zone)

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 17th day of September, 19 70

TRINITY HILLS VILLAGE, INC.

Attest: Kelly S. Neely, Secretary

By: Herschel Greer, President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Herschel Greer and Kelly S. Neely with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ to be the President and Secretary respectively of the Trinity Hills Village, Inc. the within named bargainor, a corporation, and that ~~(they)~~ as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Herschel Greer as such President, and attesting the same by the said Kelly S. Neely as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 17th day of September, 19 70.

My commission expires February 14, 1973

Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

~~GUARANTY MORTGAGE CO. OF NASHVILLE~~

FROM

TRINITY HILLS VILLAGE, INC.

To

ED EPPS ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property transferred, whichever is greater, is $ 15,100.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Sworn to and subscribed before me this 17th day of September, 1970

A.M. Tenison, Notary Public
My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

BOOK 4446 PAGE 521

A 9 0 4 7 4

IDENTIF. REFERENCE

SEP 18 1 55 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 18	CONV	15,100.00			
SEP 18	S'TAX		A*	39.26	
SEP 18	PR'FEE		A*	.50	
SEP 18	W'DEED		A*	3.00	* 42.76