Deed prepared by: James H. Hill, Atty., 320 So. Gallatin Rd., Madison, Tenn. 3711

WARRANTY DEED

BOOK 4479 PAGE 69

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr.&Mrs. Clayton Pepper	1st Federal Savings & Loan	
(NAME) 74[illegible] Cedarcrest Drive	(NAME) 236 4th Ave., North	
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) Nashville, Tenn. 37200	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 dollars ----------

----------($10.00)---*Dollars,*

Cash in hand paid and for other good and valuable considerations, the receipt of which is hereby acknowledged and for further consideration that the grantees herein do agree to assume and pay the remainder of a first mortgage at First Federal Savings and Loan Asso., Nashville, Tennessee, the balance of which is $ 12,740.73 which the grantees do agree to assume and pay as part of the purchase price for the property conveyed and described hereinafter.

Therefore, We, Joe Lee Hardin and wife Dean B. Hardin, the grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Clayton Pepper and wife, Sarah M. Pepper, the grantees and their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tenn., being Lot No. 21 in Block "E" on the map of Crestview Estates, as of record in Book 843, page 81, RODC, Tenn.

Said Lot fronts 101 feet on the west side of Cedarcrest Ave., and runs back between parallel lines 157.4 feet to a ~~dead~~ line.

Being the same property as conveyed by Warranty Deed from Otis E. Bergeron, et ux Mary Louise Bergeron to Joe Lee Hardin, et ux, Dean B. Hardin, as of record in Book 3895, page 932, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,740.73

Subscribed and sworn to before me, this the 10th day of Feb. 19 71

Affiant: Joe Lee Hardin

My commission expires: 5-2-74 (Affix Seal)

Notary Public: James H. Hill

( ) unimproved
(X) This is improved property, known as 745 Cedarcrest Drive, Madison, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees and their

(successors), heirs and assigns forever. We covenant that we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 10th day of February, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Joe Lee Hardin

x Dean B. Hardin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Joe Lee Hardin and wife, Dean B. Hardin *the within named 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 Madison, *Tennessee, this* 10th *day of* Feb. *, 19*71

Commission expires 5-7-74 James L. Keller *Notary Public*

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 .....

FEB 11	CONV	19,740.77			
FEB 11	S'TAX		A*	51.22	
FEB 11	PR'FEE		A*	.50	
FEB 11	W'DEED		A*	3.00	* 54.72

WARRANTY DEED

FROM Joe Lee Hardin et ux

TO Clayton Pepper et ux

B 0 4 4 6 0

IDENTIF. REFERENCE

FEB 11 11 42 AM '71

FEE[illegible] WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail to- Clayton Pepper - Box 159 - Madison, Tenn. 37115