This instrument prepared by
Hugh C. Howser, Atty. at Law
300 James Robertson Parkway
Nashville, Tenn. 37201

BOOK 4531 PAGE 879

WARRANTY DEED

Return to: THIRD NATIONAL BANK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
E. Nicholas Kepler, et ux	Same	
(NAME) 249 Lauderdale Road	(NAME)	Map 163-12
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	Pc. 32
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-eight Thousand ---------- ($28,000.00) ---------- *Dollars,*

cash in hand paid by E. Nicholas Kepler and wife, Alma P. Kepler, the receipt of which is hereby acknowledged,

I, Evelyn Cayce Guy (widow of George S. Guy, deceased)

have this day bargained and sold, and do hereby transfer and convey unto the said E. Nicholas Kepler and wife, Alma P. Kepler their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the easterly 45 feet front and 64 feet rear of lot No. 25 and all of lot No. 26 of block "I" on the plan of Cherokee Park, Section 2, as of record in book 547, pages 175 and 176, Register's Office for said County.

Said part of lot No. 25 and all of lot No. 26 front together 105 feet on the northerly side of Lauderdale Road and run back 135.05 feet on the easterly line and 128.25 feet on the westerly line to a dead line, measuring 129 feet thereon.

Being the same property conveyed to George S. Guy and wife, Evelyn Cayce Guy, by three deeds, two from Emma D. Cayce and husband, of record in book 1148, page 546, and book 1142, page 418, and one from Emma D. Cayce, of record in book 1315, page 329, said Register's Office, the said George S. Guy having since died.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 23 day of August 19 71

My commission expires: 5/12/74 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 249 Lauderdale Road, Nashville, Tennessee
(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 E. Nicholas Kepler and wife, Alma P. Kepler, their ~~successors~~ *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except taxes for 1971 which have been prorated as of date of deed and assumed by grantee

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* E. Nicholas Kepler and wife, and wife, Alma P. Kepler their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 23 *day of* August, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Evelyn Cayce Guy

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh C. Howser, *a Notary Public in and for said County and State,* Evelyn Cayce Guy, *the within named 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 Nashville, Tennessee *this* 23 *day of* August, *19* 71.

Commission expires 5/12/74

Hugh C. Howser
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 .....

Return to:
[illegible] BANK

WARRANTY DEED

FROM

Evelyn Cayce Guy

TO

E. Nicholas Kepler and wife,
Alma P. Kepler

328195

(T)

IDENTIF. REFERENCE

AUG 25 9 56 AM '71

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG25 CONV 28,000.00
AUG25 S'TAX A* 72.80
AUG25 PR'FEE A* .50
AUG25 W'DEED A* 4.00 * 77.30

Compliments of

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