K 4536

This Form furnished by Attorneys Title Company, Inc.

BOOK 4536 PAGE 626

Form No. WD-2

FROM

Sophia C. Hawkins

TO

Wayne Epperly

For draftsman's use

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Epperly (NAME)	Wayne Epperly (NAME)	93-16-Map
1410 Eastland Ave (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	130-Parcel
Nashville Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

IDENTIF. REFERENCE

SEP 14 2 29 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

(FOR REGISTER'S USE) 37206

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 700.00 Wayne Epperly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 19 71.

Geann L. Jackson
Notary Public

MY COMMISSION EXPIRES: 1/30/74

(AFFIX SEAL)

B3043 1.

For and in Consideration of the sum of -------Ten ($10.00)----------

----------DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sophia C. Hawkins, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said

Wayne Epperly

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being parts of lots Nos. 120, 121, 122 on the Plan of Maury and Claibornes Addition to South Nashville, as of record in book No. 21, pages 84 and 85, Register's Office for said County, described as follows:

Beginning on the southerly margin of Green Street, formerly Leigh Street, at a point 47 feet westerly from the westerly margin of Lewis Street; thence with the southerly margin of Green Street westerly 40 feet; thence southerly parallel with Lewis Street 105 feet to the line between lots Nos. 122 and 123; thence with said line easterly 40 feet; thence northerly 105 feet to the beginning.

Being the same property devised to Sophia C. Hawkins by Charles Cammerer by will of record in Book ____, page ____, Probate Court Clerk's Office for Davidson County, Tennessee, the same having been previously acquired by said Charles Cammerer and wife, Martha P. Cammerer, by deed from Alice McMahon, Trustee, as of record in Book 2087, page 300, Register's Office for said County (said Martha P. Cammerer having since predeceased her husband, Charles Cammerer).

SEP 14 CONV * 700.00
SEP 14 S TAX A* 1.82
SEP 14 PR FEE A* .50
SEP 14 WDEED A* 4.00 * 6.32

BOOK 4536 PAGE 627

WD-2

unimproved (X)
This is improved ( ) property, known as Green Street, Nashville, Tenn.
(House Number) (Street) 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 Wayne Epperly his heirs and assigns, forever.

And I do covenant with the said Wayne Epperly that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for any easements and restrictions of record and 1971 metropolitan taxes which have been pro-rated and assumed by Grantee.

And I, Sophia C. Hawkins, do further covenant and bind Wayne Epperly, his heirs and representatives, to warrant and forever defend the title to the said land to the said Wayne Epperly his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of July, 19 71

Sophia C Hawkins

Sophia C. Hawkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eleanor J. Jackson, a Notary Public in and for said County and State, the within named Sophia C. Hawkins

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 Nashville, Tennessee, this 21st day of July, 19 71.

Eleanor J. Jackson, Notary Public.

Commission expires 1/30/74

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 .....

mail to
Wayne Epperly
508 Nashville Bank & Trust Bldg.
Nashville, Tenn.