This instrument prepared by:
E. W. Turnley, Jr., Attorney,
415 Nadhville Bank & Trust Bldg.,Nashville,Tenn.

WARRANTY DEED

BOOK 4761 PAGE 367

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
Wilbert Eppenger and wife	National Mortgage Company	Map 80-12
(NAME)	(NAME)	
3196 LaGrange Drive	4041 Knight-Arnold Road	Par. 51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Memphis, Tennessee 38118	
(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, the receipt of which is hereby acknowledged, and other good and valuable consideration,

we, Nathaniel Peete and wife, Willie Mae Peete,

have this day bargained and sold, and do hereby transfer and convey unto the said Wilbert Eppenger and wife, Koran Diann Eppenger, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 134, on the Plan of Bordeaux Hills, Section Four, as of record in book 3600, page 49, Register's Office for said County.

Said Lot No. 134 fronts 55.0 feet on the northeasterly side of LaGrange Drive, and runs back between lines 160.15 feet on its northwesterly line and 147.2 feet on its southeasterly line to a broken line in the rear on which it measures 59.20 feet.

Being the same property conveyed to Nathaniel Peete and wife, Willie Mae Peete, by deed from William Z. Hall and wife, Carolyn L. Hall, of record in book 4587, page 674, Register's Office for Davidson County, Tennessee.

Buyers assume and agree to pay the balance due on a first mortgage secured by a deed of trust executed by William Z. Hall and wife, Carolyn L. Hall, to Union Planters National Bank, Trustee, and payable to the order of National Mortgage Company, as of record in book 4453, page 976, R.O.D.C., Tennessee, and which was assumed by Nathaniel Peete and wife, Willie Mae Peete, by deed of record in book 4587, page 674, R.O.D.C., Tennessee.

All funds held in escrow by the holder of this first mortgage are herewith transferred to buyers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 3 day of June, 19 73

Affiant Nathaniel Peete

My commission expires: July 31 1974 (Affix Seal)

Notary Public Mrs Lenia Wright

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved (X) improved ( ) property, known as 3196 LaGrange Drive, 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 Wilbert Eppenger and wife, Koran Diann Eppenger, 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* except as set out herein.

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

Witness our hand this 3 day of June, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nathaniel Peete

Willie Mae Peete

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs Henrie Davis, *a Notary Public in and for said County and State,* Davidson Tennessee Nathaniel & Willie Mae Peete

the within named bargainor...s., 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* 12 *day of* Nov, *19*73

Mrs Henrie Davis *Notary Public*

Commission expires July 31 1974

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 .....

WARRANTY DEED

FROM

NATHANIEL PEETE & wife, WILLIE MAE

TO

WILBERT EPPENGER & wife,
KORAN DIANN EPPENGER

C 30399

IDENTIF. REFERENCE

Nov 2 11 35 AM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

NOV-2[illegible]	CONV	16,000.00				
NOV-2[illegible]	S'TAX		A*	41.60		
NOV-2[illegible]	PB'FEE		A*	.50		
NOV-2[illegible]	W'DEED		A*	4.00	*	46.10