This instrument prepared by Wayne Epperly 819 Nashville City Bank Building Nashville, Tennessee

WARRANTY DEED

BOOK 4795 PAGE 497

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne & Ruth S. Epperly	Wayne & Ruth S. Epperly	72-5 109
(NAME) 1410 Eastland Avenue	(NAME) 1410 Eastland Avenue	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206	(STREET ADDRESS) Nashville, Tenn. 37206	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail to

FOR AND IN CONSIDERATION of the sum of One Thousand Dollars ($1,000.00) paid in cash by Wayne Epperly and wife, Ruth S. Epperly, the receipt of which is hereby acknowledged and the assumption by the said Wayne Epperly and wife, Ruth S. Epperly of the balances owing on two promissory notes executed by James W. Hammond and wife, Pamela S. Hammond, one in the original amount of $11,200.00 dated October 1 1971, payable to Margaret D. Burns, said deed of trust being recorded in Book 4548, page 507, Register's Office for Davidson County, Tennessee; and one in the principal amount of $2,800.00 payable to Wayne Epperly and J. Clyde Shacklett, said deed of trust securing same being recorded in Book 4548, page 511, said Register's Office, we, James A. Hammond and wife, Pamela S. Hammond securing same

have this day bargained and sold, and do hereby transfer and convey unto the said Wayne Epperly and wife, Ruth S. Epperly

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Lot No. 63 on the Map of Burchwood Estates Extended as of record in Book 843, page 101, Register's Office for said county.
Said Lot No. 63 fronts 66 feet on the westerly side of Gear Street and runs back between lines 166.43 feet on the north line and 171 feet on the south line to the east line of the right-of-way of the L. & N. Railroad on which it measures 66 feet.
This is the same property conveyed to James W. Hammond and wife, Pamela S. Hammond, by deed from Margaret D. Burns of record in Book 4548 page 507, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,127.20

Subscribed and sworn to before me, this the 12th day of March 1974

Affiant Wayne Epperly

My commission expires (Affix Seal)

Notary Public J. H. Sad Deputy Register

This is ~~unimproved ( )~~ improved (✓) property, known as 2809 Gear Street (House Number) (Street) Nashville, Tenn. 37216 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 Wayne Epperly and Ruth S. Epperly 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, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Wayne Epperly and wife Ruth S. Epperly, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 8TH day of June, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× James W. Hammond

× Pamela S. Hammond

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R. A. Tate, a Notary Public in and for said County and State, James W. Hammond and Pamela S. Hammond

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 Nashville Tennessee, this 12th day of June, 1973.

R. A. Tate Notary Public

Commission Expires 11-24-74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, James W Hammond & Pamela S Hammond a Notary Public of the State and County aforesaid, personally appeared

with whom I am personally acquainted, and who, upon oath, acknowledged ~~himself~~ to be

of the 6-8-73

the within named bargainor, a corporation, and that he was such

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ as

Witness my hand and seal, at office in

this 12th day of 6-12-73 19

R. A. Tate Notary Public

Commission expires 11-24-74

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

MAR 12	CONV	14,127.20				
MAR 12	S'TAX		A*	36.66		
MAR 12	PR'FEE		A*	.50		
MAR 12	W'DEED		A*	4.00	*	41.16

WARRANTY DEED

FROM James W. Hammond and wife, Pamela S. Hammond

TO Wayne Epperly and wife, Ruth S. Epperly

James W. Hammond
Pamela S. Hammond

645285

IDENTIF. REFERENCE

MAR 12 1 48 PM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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