This instrument prepared by Claude Callicott, Attorney at Law
515 Nashville Bank & Trust Building
BOOK 4812 PAGE 970 **WARRANTY DEED** Nashville, Tennessee 37201

mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne Epperly (NAME)	Wayne Epperly (NAME)	Map 71-15
1410 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	1410 Eastland Avenue (STREET ADDRESS)	Parcel 200
Nashville, Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37206 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seven Thousand Five Hundred Dollars ($7,500.00) for a portion of which the Grantee, Wayne Epperly, has assumed the balance owing on an indebtedness secured by vendor's lien retained in deed from Dexter Brown Kemp to Andrew Manasco and wife, Barbara Sue Manasco, of record in Book 2864, page 156, Register's Office for Davidson County, Tennessee, and the remainder of said consideration has this day been paid in cash by Wayne Epperly to the Grantors, Earl G. Haynes and wife, Phyllis M. Haynes, the receipt of which is hereby acknowledged

we, the said Earl G. Haynes and wife, Phyllis M. Haynes,

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

his *(successors), heirs and assigns,*

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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Being Lots Nos. 135, 136 and 137 on the Plat of Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for said county.
Said Lots Nos. 135, 136 and 137 adjoin and front together 75 feet on the west side of Stainback Avenue and run back between parallel lines 175 feet to an alley.
This is the same property as was conveyed to Earl G. Haynes and wife, Phyllis M. Haynes, by deed from Andrew Manasco and wife, Barbara Manasco, dated August 28, 1968, of record in Book 4265, page 390, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 7500.00

Subscribed and sworn to before me, this the 5th day of May 19 74

Affiant Wayne Epperly

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1318 Stainback Avenue, Nashville, Tenn. 37207
(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
Wayne Epperly,

his *(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 hereinabove stated and except for the 1974 taxes which have been prorated and are assumed by the Grantee, Wayne Epperly.
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

his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 5th day of May 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Earl G. Haynes
Phyllis M. Haynes

BOOK 4812 PAGE 971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Earl G. Haynes and wife, Phyllis M. Haynes,

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 7th day of May, 19 74.

Mildred H. Plummer Notary Public

Commission expires May 5, 1977

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 _____.

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

MAY-7= CONV *7,500.00
MAY-7= S'TAX A* 19.50
MAY-7= PR'FEE A* .50
MAY-7= W'DEED A* 4.00 * 24.00

C 5 3 1 7 0

IDENTIF. REFERENCE

MAY 7 1 49 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Earl G. Haynes and wife, Phyllis M. Haynes

TO Wayne Epperly

Compliments of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE