WARRANTY DEED

BOOK 1837 PAGE 104

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne Epperly, et ux.	Guaranty Mortgage Co.	94-5 100
(NAME) 819 Nashville Bank & Trust Building	(NAME) Union Street	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37201	(STREET ADDRESS) Nashville, Tennessee	2312018
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) ---------- *Dollars,*

and other good and valuable consideration, receipt of which is hereby acknowledged and the assumption of an existing indebtedness secured by a deed of trust of record in Book 2941, page 569, R.O.D.C., Tennessee,

Douglas Elmer Duke and wife, Mary Elizabeth Duke

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

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

Land in Davidson County, Tennessee, described as follows:

Lot 50 on the Revised plan of Shelby Heights, Section 1, as of record in Book 2330, page 171, Register's Office for said County and State, described as follows:

Beginning on the southeasterly margin of South 14th Street at the corner of Lots Nos. 49 and 50; thence with the line between said two lots southeasterly 157.3 feet to a point in the northern boundary line of Lot No. 47; thence with the line between Lots Nos. 47 and 50 north easterly 31.5 feet; thence north 1° 27' east 23.8 feet to the corner of Lots Nos. 50 and 51; thence with the line between said two Lots northwesterly 169.5 feet to the southeasterly margin of south 14th Street, thence with same southerly 50 feet to the beginning.

Being the same property conveyed to Douglas Elmer Duke and wife, Mary Elizabeth Duke, by deed from Clifford L. Duke, Jr. and wife, Pamela G. Duke, of record in Book 4242, page 446, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 19th day of July 1974

Affiant Wayne Epperly

My commission expires: 7-21-75

Notary Public

(Affix Seal)

This is unimproved ( ) improved (X) property, known as 921 South 14th Street, 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 Wayne Epperly and wife, Ruth S. Epperly their ~~heirs~~ *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 ~~heirs~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 19th *day of* July, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Douglas Elmer Duke

Mary Elizabeth Duke

BOOK 1837 PAGE 105

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Wayne King, a Notary Public in and for said County and State, Douglas Elmer Duke and wife, Mary Elizabeth Duke

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~~ FRANKLIN Tennessee this 19 day of July, 19 74

Commission expires 7-21-75

Wayne King
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.....

Commission expires .....

.....Notary Public

WARRANTY DEED

FROM

WAYNE EPPERLY, ET UX.

TO

DOUGLAS ELMER DUKE, ET UX.

This instrument prepared by

KIRK C. WAITE
Professional Corporation
3250 Dickerson Road
Nashville, Tennessee 37207

C 6 4 3 0 6

IDENTIF. REFERENCE

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

JUL 23 2 11 PM '74
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

JUL 23 74	CONV	10,000.00			
JUL 23 74	S'TAX		A*	26.00	
JUL 23 74	PR'FEE		A*	.50	
JUL 23 74	W'DEED		A*	4.00	* 30.50