ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Warren Gepford (NAME)	Dobson & Johnson, Inc. (NAME)	
813 Nella Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	60-2
Madison, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	200 Ft

WARRANTY DEED

For and in consideration of the sum of $10.00----------

----------TEN AND No/100---------- DOLLARS

Cash paid by Warren Gepford, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption the unpaid principal balance secured by instrument to Albert Wm. Johnson, Trustee, of record in Book 4673, page 976 Register's Office for Davidson County, Tennessee.

NOV20 CONV 17,500.00
NOV20 S'TAX A* 45.50
NOV20 PR'FEE A* .50
NOV20 W'DEED A* 4.00 * 50.00

We, John Thomas Duncan, Jr. and wife, Bernice A. Duncan

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

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 142 on the Plan of Parkwood Estates, Secion I, as of record in Book 2900 pages 119 and 120, Register's Office for said County, described as follows:

Said Lot No. 142 fronts 85 feet on the northwesterly side of Vailview Drive and runs back 158.5 feet on the northeasterly line and 99.5 feet on the southwesterly line, to a dead line in the rear, which is a broken line on which it measures 90.5 feet.

Being the same property conveyed to John Thomas Duncan, Jr. and wife, Bernice A. Duncan by deed from Lemuel Paul Thompson, Jr. and wife, Barbara K. Thompson, of record in Book 4673, page 974, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as 3103 Vailview Drive (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of November, 19 74.

x John Thomas Duncan Jr. x Bernice A Duncan

John Thomas Duncan, Jr. Bernice A. Duncan

BOOK 4869 PAGE 491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thelma R. Williams a Notary Public in and for said County and State, the within named John Thomas Duncan, Jr. and wife, Bernice A. Duncan, the 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 19th day of November, 19 74.

My commission expires 2-1-1975 Notary Public Thelma R. Williams

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 17,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

X _____

Sworn to and subscribed before me this 19th day of November, 19 75.

My commission expires 2-1-1975 Notary Public Thelma R Williams

This instrument was prepared by:

Dobson & Johnson, Inc.	311 Plus Park Blvd.	Nashville, Tennessee
Name	Address	

WARRANTY DEED

FROM John Thomas Duncan, Jr., et ux

Bernice A. Duncan

TO Warren Gepford

078827

IDENTIF. REFERENCE

Nov 20 9 01 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219