ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John A. Eppenger, etux (NAME)	Dobson & Johnson, Inc. (NAME)	5DU-39737
Delvin Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	162-5
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	278 Pw

WARRANTY DEED

For and in consideration of the sum of ----------$10.00---------- ----------TEN AND NO/100---------- DOLLARS

Cash paid by John A. Eppenger and wife, Carolyn N. Eppenger and other good and valuable considerations, the receipt of which is hereby acknowledged

We, Ralph Stevens and Melvin Jones, partners, d/b/a American Homes

have bargained and sold, and by these presents do transfer and convey unto the said John A. Eppenger and wife, Carolyn N. Eppenger

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. 1 on the Plan of Tusculum Gardens, of record in Book 4660, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description.

Being part of the same property conveyed to Ralph Stevens and Melvin Jones, a partnership d/b/a American Homes by deed from Joe V. Dobbs and wife, Buena M. Dobbs and O. W. Cooper and wife, Helen B. Cooper of record in Book 4723, page 522, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as Delvin Drive (House Number) (Street)
Antioch, Tennessee 37013 (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 28th day of February, 19 75

AMERICAN HOMES
BY: Ralph Stevens, partner
Melvin Jones, partner

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 4893 PAGE 386

Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, the within named Ralph Stevens and Melvin Jones, partners, d/b/a American HOmes

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 28th day of February, 19 75

My commission expires 10/4/78 Notary Public Barbara Ferguson

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 $ 33,600.00 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 28th day of February, 19 75

My commission expires 10/4/78 Notary Public Barbara Ferguson

This instrument was prepared by:

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville, Tennessee 37217
Name Address

MAR-4 75 CONV 33,600.00
MAR-4 75 S'TAX A* 87.36
MAR-4 75 PR'FEE A* .50
MAR-4 75 W'DEED A* 4.00 * 91.86

WARRANTY DEED

FROM RALPH STEVENS & MELVIN JONES

TO PARTNERS, D/B/A AMERICAN HOMES

JOHN A. EPPENGER AND WIFE,

CAROLYN N. EPPENGER

Return to: Dobson & Johnson, Inc.

Tennessee Title
Offices of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

C 89377

IDENTIF. REFERENCE

MAR 4 10 19 AM '75

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

FORM 1002 HESSEY REV. 4/1/73