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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings and Loan	
(NAME)	(NAME) Union at Fourth	142-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	221
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we

James R. Tuerff and wife, Julie K. Tuerff

have bargained and sold, and by these presents do transfer and convey unto the said Melvin I. Epstein and wife, Lois D. Epstein

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. 248 on the Plan of Cross Timbers, Section 5, as of record in Plat Book 4175, page 115, Register's Office for said County.

Said Lot No. 248 fronts 95 feet on the north margin of Harness Drive and extends back 176.3 feet on the east line, and 176.4 feet on the west line, to a line on the rear on which it measures 95 feet.

Being the same property conveyed to James R. Tuerff and wife, Julie K. Tuerff, by deed from Robert Hendley, & Robert N. Gambill, d/b/a Hendley & Gambill, of record in Book 4529, page 359, Register's Office for said County.

JUN 11 75	CONV	44,000.00		
JUN 11 75	S'TAX		A* 114.40	
JUN 11 75	PR'FEE		A* .50	
JUN 11 75	W'DEED		A* 4.00	* 118.90

This conveyance is subject to easements, restrictions, set back lines of record, and taxes for 1975, applicable to said property.

unimproved ( )
This is improved (X) property, known as 7428 Harness Drive (House Number) (Street)
Nashville, Tennessee 37221 (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 6th day of June, 19 75.

James R. Tuerff
JAMES R. TUERFF

Julie K. Tuerff
JULIE K. TUERFF

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named James R. Tuerff and wife, Julie K. Tuerff

the 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 9th day of June, 19 75.

My commission expires 8-1-77 Notary Public V. L. Baldyga

V. L. BALDYGA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 $ 44,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Lois D Epstein

Sworn to and subscribed before me
this 9th day of June, 19 75.

My commission expires 8-1-77 Notary Public V. L. Baldyga

V. L. BALDYGA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
This instrument prepared by
STEPHENSON AND LACKEY
First Federal Building
Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM

JAMES R. TUERFF AND WIFE,

TO

JULIE K. TUERFF

MELVIN I. EPSTEIN AND WIFE,

LOIS D. EPSTEIN

D 02282

IDENTIF. REFERENCE

JUN 11 2 23 PM '75

DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219