BOOK 4939 PAGE 97

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,500.00

Jan C. Zepernick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 1975

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY — 3300 Hillsboro Road, Nashville, Tennessee-37215
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan C. Zepernick (NAME)	Security Federal Savings & Loan (NAME)	Map 104-15
2512 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	501 Union Street (STREET ADDRESS)	Par 78
Nashville, Tennessee-37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37201 (CITY) (STATE) (ZIP)	24W-9545

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, ROBERT E. PHARES, an Unmarried Man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAN C. ZEPERNICK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the easterly half of Lot No. 32 on the Map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for said County.

SAID easterly half of Lot No. 32 fronts 50 feet on the northerly side of Sunset Place, formerly Turner Avenue, or "B" Street and runs back between parallel lines 160.5 feet to a dead line.

BEING the same property conveyed to Robert E.Phares by Quitclaim Deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Security Federal Savings & Loan Association, of record in Book 4598, page 988, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

The below signed Ruth B. Randolph being the lawfully appointed attorney in fact by the Grantor herein, Robert E. Phares, as evidenced by instrument dated June 20, 1975, and which is being placed of record in the pages immediately preceding this instrument.

This is unimproved ( ) improved (x) property, known as 2512 Sunset Place, Nashville, Tennessee - 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 seised 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. Wherever 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 my hand this 5th day of August, 19 75

Robert E. Phares by Ruth B. Randolph
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of August, 1975, before me personally appeared RUTH B. RANDOLPH, to me known to be the person who executed the foregoing instrument in behalf of Robert E. Phares and acknowledged that she executed the same as the free act and deed of the said Robert E.Phares.

Witness my hand and official seal at Nashville, Tennessee.

Marbut Glenn Gaston, Jr.
Notary Public

My commission expires: 5-29-77

WARRANTY DEED

FROM
ROBERT E. PHARES

TO
JAN C. ZEPERNICK

D 0 9 9 7 1

IDENTIF. REFERENCE

AUG 6 3 32 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-6-75	CONV	21,500.00			
AUG-6-75	S'TAX		A*	55.90	
AUG-6-75	PR'FEE		A*	.50	
AUG-6-75	W'DEED		A*	4.00	* 60.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215