BOOK 4948 PAGE 523 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,100

Jerry Luper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September 19 75

Paul David Goodwin
Notary Public

MY COMMISSION EXPIRES: 1-30-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bobbie Jones, Attorney-at-law 1807½ 21st.Ave. So., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry & Joyce C.Luper (NAME)	Same (NAME)	Map 109
2713 Hartford Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 197
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

MC

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, Paul E. Neely and wife, Sandra A. Neely

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Luper and wife, Joyce J. Luper

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:

A tract consisting of 2.25 acres of land in the 4th Civil District of Davidson County, Tennessee partitioned by survey from land acquired by Ezelle and Catherine Duncan by warranty deed as recorded in Book 583, Page 267 in the Register's Office of Davidson County, Tenn. Land conveyed by this instrument is as follows:
Beginning at the Northwest corner of Duncan's property on Stewarts Ferry Road at the juncture with the Northeast corner of land now or formerly owned by Lether L. Stewart, thence S10°54'24"W, 761.55 feet to an iron stake at Corps of Engineers monument, thence along land owned by US Corps of Engineers S69°17'58"E, 116.42 feet, thence in a line of land owned by Catherine Duncan, N13°15'16"E, 739.96 feet to a stake, thence in a line with the existing Stewarts Ferry Road N62°56' 00"W, 151.00 feet to the beginning and containing 2.25 acres more or less. Being the same property conveyed to Paul E. Neely and wife, Sandra A. Neely, by warranty deed of record in Book 4794, page 587, Registers Office for Davidson County, Tennessee.

Note: The Grantees herein agree to assume and to pay a promissory note made to Catherine B. Duncan in the original amount of $10,000. Due to unpaid principal and interest, amount to be assumed is now $10,100.00. Said note is secured by Deed of Trust from Paul E. and Sandra A. Neely, to Paul Duncan Goodwin, Trustee, recorded in Book 4794, Page 589, in the Registers Office Davidson County, Tennessee, and Grantees hereby assume all responsibilities as set out in said Deed of Trust.

This is unimproved ( ) improved (X) property, known as Ezell Duncan property, Stewarts Ferry Rd. Hermitage, Tenn.
(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 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. 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 our hand s this 3rd day of September, 19 75

Paul E Neely

Sandra A Neely

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Paul David Goodwin, a Notary Public in and for said County and State, the within named Paul E. Neely, and wife, Sandra A. Neely,

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 Hermitage, Tennessee, this 3rd day of September 19 75

Commission expires 1-30-77

Paul David Goodwin
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Paul E. Neely and wife,
Sandra A. Neely

TO
Jerry Luper and wife,
Joyce J. Luper

D 14423

IDENTIF. REFERENCE

SEP 5 12 38 PM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-5 75	CONV	11,100.00				
SEP-5 75	S'TAX		A*	28.86		
SEP-5 75	PR'FEE		A*	.50		
SEP-5 75	W'DEED		A*	4.00	*	33.36