Prepared by:
Robert J. Walker, Atty
2700 First Am Center
Nashville, TN 37238

BOOK 4964 PAGE 336 Mail-y

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Delmer H. Peppers, Et Ux | Same | 136-49 |
| (NAME:) 5200 Pritchett Dr. | (NAME:) | |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville 37220 Tenn. | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Two Thousand Four Hundred and No/100 ($2,400.00) *DOLLARS*

cash in hand paid by Delmer H. Peppers and wife, Wylene W. Peppers, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the indebtedness described in that certain Deed of Trust of record in Book 4721, Page 984, Register's Office for Davidson County, Tennessee, now in the principal amount of $13,715.08,

We, Gilbert Wayne Tarpley and wife, Rebecca R. Tarpley,

*have bargained and sold, and by these presents do transfer and convey unto the said* Delmer H. Peppers and wife, Wylene W. Peppers, their

*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the Second, formerly Fifth Civil District of said County and State, being part of Lot No. 3 on the Plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book "J", Page 170, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, dated July 28, 1958, as follows:

Beginning in the center of the new part of Smith Springs Road at a point 160' East of the Northeast corner of the property conveyed to Buren Mack Bruce and wife by Deed from L. T. Stevens and wife, of record in Book 2856, Page 347, Register's Office, said point being the Northwest corner of the property herein conveyed; thence with the center of said road eastwardly 299.5' to a point; thence South 2°45' west 73' to a point; thence north 87° west 305.6' to a point which is 170' east of the of the southeast corner of said Bruce property; thence north 7°15' east 122.4' to the point of beginning.

Being the same property conveyed to Gilbert Wayne Tarpley and wife, Rebecca R. Tarpley by deed from Phillip Carson of record in Book 4954, page 537, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $13,715.08

Affiant

Subscribed and sworn to before me, this the 21st day of October 1975

Notary Public

My commission expires: 3-9-77

(Affix Seal)

U.D. 10
LARGE

unimproved ( )
This is improved ( X ) property, known as 2655 Smith Spring Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Delmer H. Peppers and wife, Wylene W. Peppers, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Delmer H. Peppers and wife, Wylene W. Peppers *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.,* except for Deed of Trust of record in Book 4721, page 984; easement for possible water rights for adjoining properties; and a five-foot easement for public utility purposes along the southerly line of said lot.

*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* Delmer H. Peppers and wife, Wylene W. Peppers, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hands this* 21st *day of* October, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gilbert Wayne Tarpley

Rebecca R. Tarpley

BOOK 4964 PAGE 338

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Undersigned, *a Notary Public in and for said County and State, the within named* Gilbert Wayne Tarpley and wife, Rebecca R. Tarpley

*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* 21st *day of* October, *19* 75.

Robert Walker, *Notary Public.*

*Commission Expires* 3-9-77

ROBERT WALKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

---

*STATE OF*
*COUNTY OF*

*Personally appeared before me,* ....., *a Notary Public in and for said County and State, the within named*

*the bargainor*....., *with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at*....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

*Commission Expires*.....

---

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

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

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

.....
*Notary Public*

*Commission Expires*.....

# WARRANTY DEED

FROM

GILBERT WAYNE TARPLEY and

REBECCA R. TARPLEY

TO

DELMER H. PEPPERS and

WYLENE W. PEPPERS

D 2127.0

IDENTIF. REFERENCE

OCT 23 11 23 AM '75

FELIX Z. HILLSMAN REGISTER
DAVIDSON COUNTY, TENN.

OCT 23 75 CONV 16,115.08

OCT 23 75 STAX A* 41.86

OCT 23 75 PRFEE A* 50

OCT 23 75 WDEED A* 8.00 * 50.36

BOOK 4964 PAGE 339

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208