This instrument prepared by:
James R. Wyatt, Attorney at Law
First American Center
Nashville, Tennessee

BOOK 4995 PAGE 137

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold Lee May, et ux	Security Federal S & L Assn.	Map 104-15
(NAME)	(NAME)	
2512 Sunset Place	2700 Franklin Road	Parcel 78
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Nashville, Tennessee 37204	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by Harold Lee May and wife, Janis L. May and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, Jan C. Zepernick and husband, Robert Zepernick

have this day bargained and sold, and do hereby transfer and convey unto the said Harold Lee May and wife, Janis L. May

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

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 Jan C. Zepernick, by deed from Robert E. Phares, of record in Book 4939, page 97, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,950.00

Subscribed and sworn to before me, this the 5th day of February 1976

My commission expires: 12-3-78 (Affix Seal)

Affiant: Harold Lee May

Notary Public: John T. Hollow, II

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Harold Lee May and wife, Janis L. May their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1976 taxes which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harold Lee May and wife, Janis L. May their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 5th day of February, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert Zepernick

Jan C. Zepernick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John T. Holland, II *, a Notary Public in and for said County and State,* Jan C. Zepernick and husband, Robert Zepernick

the within named 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 5th *day of* February, *19* 76

John T. Holland, II
Notary Public

Commission expires 12-3-78

HOLLAND, II JOHN T. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

FEB-9 76	CONV	27,950.00			
FEB-9 76 S'TAX			B*	72.54	
FEB-9 76 PR'FEE			B*	.50	
FEB-9 76	W'DEED		B*	4.00	* 77.04

WARRANTY DEED

FROM
Jan C. Zepernick, et ux

TO
Harold Lee May, et ux

D 35251

IDENTIFICATION REFERENCE

FEB 9 9 22 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238