BOOK 5024 PAGE 920

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas W. Knepher and wife, Elouise Knepher	Home Federal Savings &	148-8
(NAME) 4542 Artelia Drive	(NAME) Loan Association 230 Fourth Avenue, North	#25
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Nashville, TN 37219	2D,U-23034
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged and the assumption by the grantee of the unpaid principal balance of a note payable to Home Federal Savings and Loan Association, secured by deed of trust of record in Book 4773, page 630, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

ROBERT A. HOFFMEISTER (UNMARRIED)

have this day bargained and sold, and do hereby transfer and convey unto the said

THOMAS W. KNEPHER and wife, ELOUISE KNEPHER
their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Oakwood Terrace, Section I, as of record in Book 4460, pages 54 and 55, Register's Office for said County.

Said Lot No. 23 fronts 70 feet on the easterly side of Artelia Drive and extends back 122 feet on the northerly line and 118 feet on the southerly line to a dead line measuring 70.11 feet thereon.

Being the same property conveyed to Robert A. Hoffmeister by deed from Carolyn S. Wheeler, of record in Book 4892, page 779, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,500.00

Affiant

Subscribed and sworn to before me, this the 13th day of May 19 76

My commission expires 4/27/77 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 4542 Artelia Drive, Antioch, TN 37013
(House Number) (Street) 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

THOMAS W. KNEPHER and wife, ELOUISE KNEPHER
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, restrictions of record in BK.4559,p.72;plan of record in BK.4460,pp.54 & 55.deed of trust in BK.4773, p.630
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* THOMAS W. KNEPHER and wife, ELOUISE KNEPHER
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 13th *day of* May, 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 A. Hoffmeister

Robert A. Hoffmeister

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Robert A. Hoffmeister

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

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 19 76

Gail Pigg
Notary Public

My commission expires 4/27/77

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 _____.

MAY 13 76	CONV	30,500.00			
MAY 13 76	S'TAX		B*	79.30	
MAY 13 76	PR'FEE		B*	.50	
MAY 13 76	W'DEED		B*	4.00	* 83.80

WARRANTY DEED

FROM
Robert A. Hoffmeister et ux

TO
Thomas W. Knepher et ux

D 49020

IDENTIFICATION REFERENCE

MAY 13 1 55 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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