FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,009

Janet Gail Epps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 1976.

Notary Public

MY COMMISSION EXPIRES: 10-8-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Epps (NAME)	Fidelity Federal Savings & Loan (NAME)	95 6
2206 Craigmeade Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	1.3
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	

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, Lonnie Ray Caldwell and wife, Janice Elizabeth Caldwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Epps and wife, Janet Gail Epps

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 Lot No. 7 on the Plan of Craigmeade Subdivision, Section I, as of record in Book 2900, page 121, and as amended by instrument of record in Book 3529, page 621, Register's Office for said County, as follows:

Said Lot No. 7 fronts 197.9 feet on the southerly side of Craigmeade Circle and runs back 268.7 feet on the westerly line and 226.9 feet on the easterly line to a dead line measuring 133.7 feet thereon.

Being the same property conveyed to Lonnie Ray Caldwell and wife, Janice Elizabeth Caldwell by deed from Choon Duck Son and wife, Ethel B. Son, as of record in Book 4852, page 925, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4852, page 927, said Register Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved (XX) improved ( ) property, known as 2206 Craigmeade Circle, Nashville, TN. 37214
(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 23 day of May, 1976

Janice Elizabeth Caldwell

Lonnie Ray Caldwell

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STATE OF TENNESSEE
Davidson County
Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lonnie Ray Caldwell and wife, Janice Elizabeth Caldwell

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 Memphis, Tennessee, this 23 day of May 19 76

Commission expires MY COMMISSION EXPIRES APRIL 28, 1980

Walter Wadsworth
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
Lonnie Ray Caldwell et ux

TO
James C. Epps et ux

Please return To
1st Shelby County Co-
4004 Hillsboro Rd
37215

D 51009

IDENTIF. REFERENCE

MAY 26 2 49 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY26'76	CONV	40,009.42			
MAY26'76	S'TAX		B*	104.00	
MAY26'76	PR'FEE		B*	.50	
MAY26'76	W'DEED		B*	4.00	* 108.50