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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF Dec. 19 76

Notary Public

MY COMMISSION EXPIRES: 5-1-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marguerite P. Yancey, Rt #3, Stewarts Ferry Pk., Mt. Juliet, TN 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Delmer H. Peppers, et ux	Same	127-10
(NAME)	(NAME)	
5200 Pritchett Dr.		8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (P. O. ZIP)	(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, Charles D. Brown, et ux Linda T. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mr. Delmer H. Peppers, et ux Wylene W. Peppers

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:

Being Lot No. 19 on the Plan of Section 1, Merrymount Acres, as of record in Book 3700, Page 17, Register's Office for said County.

Said Lot No. 19 fronts 258.32 feet on the southerly side of Highway No. 70, as measured along a slight curve, and runs back between lines, 205.0 feet on the easterly line, and 215.00 feet on the westerly line to a dead line in the rear measuring 218.28 feet.

Being the same property as conveyed to Charles D. Brown, et ux by deed from the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, of record in Book 4985, Page 204, R.O.D.C.

This conveyance is made subject to restrictive covenants of record in Book 3910, Page 809, in the Register's Office for Davidson County, Tennessee; Owner's Certificate, a 50-foot minimum building setback line from U. S. Highway 70; and a 10-foot public utility and drainage easement along the rear and westerly lines of said lot, as shown on plan of record in Book 3700, Page 17, Register's Office for said County.

This is ( ) unimproved ( ) improved property, known as _____
(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 _____ hand s this 1 day of Dec., 19 76

Charles D. Brown

Linda T. Brown

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Bill Nash, a Notary Public in and for said County and State, the within named Charles D. Brown & wife Linda T. Brown

the bargainor, 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 1 day of Dec 19 76

Commission expires 6-1-80

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

D 8 6 2 1 3

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

JAN 21 10 32 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

JAN21 77	CONV	*4,000.00			
JAN21 77	S'TAX		B*	10.40	
JAN21 77	PR'FEE		B*	.50	
JAN21 77	W'DEED		B*	4.00	* 14.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.