THIS INSTRUMENT DRAWN
By PEPPER & HAYES
422 S LEBANON ROAD
HENDERSONVILLE TENN 37076

# WARRANTY DEED

BOOK 5257 PAGE 228

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ricky Peppers and wife Tammy Peppers | Same | 96-14 |
| 3022 Boulder Park Drive | (NAME) | 245 - PW |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37214 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Ten Dollars ($10.00) ~~DOLLARS~~ and other valuable consideration, receipt of which is hereby acknowledged, and the assumption of a First Mortgage to the First & Mid-South Mortgage Company in the amount of $23,926.07

we have *have bargained and sold, and by these presents do transfer and convey unto* the said Ricky Peppers and wife, Tammy 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 Davidson County, Tennessee, being Lot No. 225 on the Plan of Hickory Bend, Section 4, of record in Book 4175, page 34, Register's Office for said County.

Said Lot No. 225 fronts 64.84 feet on the westerly side of Boulder Park Drive and extends back 123.4 feet on the southerly line and 122.0 feet on the northerly line to a broken rear line on which it measures 75.13 feet.

Being part of the same property conveyed to Maurice Karr, Trustee, with full power by deed from Waterfalls Developers, Inc., of record in Book 4368, page 182, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Jerry W. Swack and wife, Karen D. Swack, from Maurice Karr, Trustee, in Book 4837, page 942, 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 $23,926.07

Affiant

Subscribed and sworn to before me, this the 5 day of JANUARY 19 77

Notary Public

My commission expires: 4/2/1977 (Affix Seal)

NOTARY PUBLIC STATE OF TENNESSEE

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~~Unimproved~~ ( )
This is improved ( ) property, known as 3022 Boulder Park Drive, Nashville, Tenn. 37214
(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* Ricky Peppers and wife, Tammy Peppers their *heirs and assigns, forever.*

*And* we *do covenant with the said* Ricky Peppers and wife, Tammy 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 the first mortgage referred to previously in this deed, which is assumed by the said Ricky and Tammy Peppers

*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* Ricky Peppers and Tammy Peppers their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 15th *day of* February, 19 78, ~~the~~

~~corporate party, if any, having caused its name to be signed hereto by its duly authorized officers and~~ ~~its~~ ~~day and date~~

Jerry W Swaim
Karen D Swaim

STATE OF ILLINOIS
NOTARY PUBLIC AT LARGE

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* ....., *a Notary Public in and for said County and State, the within named* Jerry W. Swack and Karen D. Swack

.....

.....

*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* 15th *day of* February, *19* 78

.....
*Notary Public.*

*Commission Expires* 4/2/82

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*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*.....

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*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*.....

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| | | | | | | |
|---|---|---|---|---|---|---|
| FEB28 78 | CONV | 31,926.07 | | | | |
| FEB28 78 | S'TAX | | B* | 82.94 | | |
| FEB28 78 | PR'FEE | | B* | .50 | | |
| FEB28 78 | W'DEED | | B* | 8.00 | * | 91.44 |

# WARRANTY DEED

FROM

Jerry W. Swack et ux

Karen D. Swack

TO

Ricky Peppers et ux

Tammy Peppers

E 5 2 4 3 9

IDENTIF. REFERENCE

FEB 28 9 22 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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