BOOK 5297 PAGE 637

Form No. WD-1

THIS INSTRUMENT PREPARED BY AND MAIL TO
A. HARRISON JOHNSON, JR., ATTY.
TWELFTH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$28,950.00 Erly J. Thornton Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 1978

James D. Kyle Jr.
Notary Public

MY COMMISSION EXPIRES: Jan. 18, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erly J. Thornton, Jr. (NAME)	Dobson and Johnson, Inc. (NAME)	MAP 60-2
3103 Vailview Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	PARCEL 200
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	12DZ-28805

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 Warren Gepford et ux Frances H. Gepford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erly J. Thornton, Jr. et ux Janice Thornton

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. 142 on the Plan of Parkwood Estates, Section I, of record in Book 2900, pages 119 and 120, Register's Office for said County, described as follows:

Said Lot No. 142 fronts 85 feet on the northwesterly side of Vailview Drive and runs back 158.5 feet on the northeasterly line and 99.5 feet on the southwesterly line, to a dead line in the rear, which is a broken line on which it measures 90.5 feet.

Being the same property conveyed to Warren Gepford by deed from John Thomas Duncan, Jr. and wife, Bernice A. Duncan of record in Book 4869, page 490, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as (House Number) 3103 Vailview Dr (Street) Nashville, Tennessee 37207 (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 9th day of JUNE, 1978

Warren Gepford

Frances H. Gepford

Frances H. Gepford

STATE OF TENNESSEE
Davidson County

BOOK 5297 PAGE 638

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Warren Gepford et ux Frances H. Gepford

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, Tennessee, this 9th day of JUNE 19 78

Commission expires Jan. 18, 1982

James J. Hitch Jr.
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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
Warren Gepford et ux Frances H. Gepford

TO
Erly J. Thornton, Jr. et ux Janice Thornton

E 7.0.6.6.6

IDENTIF. REFERENCE

JUN 13 8 40 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JUN 13 78	CONV	28,950.00			
JUN 13 78	S'TAX		B*	75.14	
JUN 13 78	PR'FEE		B*	.50	
JUN 13 78	W'DEED		B*	4.00	* 79.64