BOOK 5303 PAGE 810

WARRANTY DEED

This instrument prepared by Rutherford, Crockett & Guenther, 306 Nashville Trust Bldg. Nashville TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne Epperly and wife,	Same	Map 51
(NAME) Ruth S. Epperly	(NAME)	Parcel 108
(STREET ADDRESS OR ROUTE NUMBER) 1410 Eastland Avenue	(STREET ADDRESS)	
(CITY) Nashville, TN 37206 (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- Dollars,

cash in hand paid by Wayne Epperly and wife, Ruth S. Epperly, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Mrs. Thomas Ella Moore, a widow who has not remarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Wayne Epperly and wife, Ruth S. Epperly, their ~~XXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in 12th Civil District of Davidson County, Tennessee, described partially according to a survey made by William Collier Parrish, Associates, dated February 3, 1959, as follows:

Beginning at a point on the northerly margin of Walton Lane, said point being 250 feet easterly of the southwest corner of the property conveyed to H. C. Webb by deed from Sidney Eugene Chandler, of record in Book 2690, page 599, said Register's Office; thence north 2 degrees 48' East 325.82 feet to a point; thence South 86 degrees 38' East 250 feet to a point; thence South 2 degrees 45' West 325.82 feet to a point in the northerly margin of Walton Lane; thence with the northerly margin of said lane, North 86 degrees .07' West 250 feet to the point of beginning.

Being the same property conveyed to Dr. I. L. Moore, and wife, Mrs. Thomas Ella Moore, by deed from H. C. Webb and wife, Lelia Webb, of record in Book 2928, page 58, Register's Office for Davidson County, Tennessee, the said Dr. I. L. Moore having since died.

This conveyance is made subject to all matters and things of public record which may affect said property, including but not limited to a lien for property taxes for 1978.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 26th day of June 1978

Affiant MRS. THOMAS ELLA MOORE

My commission expires: 8/8/79 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 3336 Walton Lane, Nashville, Tennessee (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 Wayne Epperly and wife, Ruth S. Epperly, their ~~XXXXXXX~~, heirs and assigns forever. I covenant that I am 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 as mentioned above.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Wayne Epperly and wife, Ruth S. Epperly, their ~~XXXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness my hand on this June 26, 1978 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mrs Thomas Ella Moore

MRS. THOMAS ELLA MOORE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Debbie Sager, *a Notary Public in and for said County and State,* Mrs. Thomas Ella Moore, a widow who has not remarried,

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

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 27th *day of* June, *1978*

Debbie Sager, *Notary Public*

Commission expires 8/8/79

DEBBIE SAGER NOTARY PUBLIC DAVIDSON COUNTY

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 .....

JUN27'78	CONV	*4,000.00			
JUN27'78	S'TAX		B*	10.40	
JUN27'78	PR'FEE		B*	.50	
JUN27'78	W'DEED		B*	4.00	* 14.90

WARRANTY DEED

FROM
THOMAS ELLA MOORE
TO
WAYNE EPPERLY AND WIFE,
RUTH S. EPPERLY

E 7 3 4 1 7 ■

↑
IDENTIF. REFERENCE

JUN 27 12 07 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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