FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$6,000.00

J. Clayton Pepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 19 78

Willard L. Peters
Notary Public

MY COMMISSION EXPIRES: 11-26-80

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Clayton Pepper (NAME)	Same (NAME)	Map 52-5
745 Cedarcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 94
Nashville, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D-69065

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, Lindsey S. Johnston and wife, Jeanette Brooks Johnston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Clayton Pepper and wife Sarah M. Pepper

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:

part of
BEING Lot No. 16 on an unrecorded map of Geo. F. Roth's Re-subdivision of Lots 19 and 23 of the Montague Subdivision, not of record and described according to a copy of a survey thereof made April 24, 1946 by Dorris Boner, Surveyor, as follows:

BEGINNING at the southeast intersection of East Palestine Avenue and Millikins Bend Road, thence with the margin of East Palestine Avenue, southeasterly 315 feet to a corner of Lot No. 12: thence with the line between Lots No. 12 and 16, southwesterly 91.25 feet to a corner of Lot No. 15: thence with the line between Lots No. 15 and 16, northwesterly 304.7 feet to the margin of Millikins Bend Road: thence with the margin of the same, northeasterly along a slight curve, 92.25 feet to the point of beginning.

part of
BEING the same property conveyed to Lindsey S. Johnston and wife, Jeanette Brooks Johnston by Deed of record in Book 2809, page 351, from Zona Robinson, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PROPERTY conveyed to John Edward Wright, Jr. and wife, Shirley J. Wright by deed of record 5156, page 805, said Register's Office, described as follows:
BEGINNING at the southeast intersection of East Palestine Avenue and Millikins Bend Road; thence with the margin of East Palestine Avenue, southeasterly 150 feet to a point: thence perpendicular to the margin of East Palestine Avenue, southwesterly 91 feet, more or less, to a point in the line between Lots 15 and 16: thence with the line between Lots 15 and 16, northwesterly 150 feet to the easterly margin of Millikins Bend Road: thence with the margin of the same, northeasterly along a slight curve, 92.25 feet to the point of beginning.

This is unimproved (X) improved ( ) property, known as Lot on East Palestine Avenue (House Number) (Street) Madison, Tn. (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 19th day of August, 19 78

Lindsey S. Johnston

Jeanette Brooks Johnston

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lindsey S. Johnston and wife, Jeanette Brooks Johnston

the bargainors, 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 21st day of August 19 78

Commission expires 11-23-81

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

E 8 4 0 7 0

WARRANTY DEED

FROM Lindsey S. Johnston and wife,

Jeanette Brooks Johnston

TO J. Clayton Pepper

IDENTIF. REFERENCE

AUG 21 12 03 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 21 78	CONV	*6,000.00				
AUG 21 78	S'TAX		B*	15.60		
AUG 21 78	PR'FEE		B*	.50		
AUG 21 78	W'DEED		B*	4.00	*	20.10