Prepared by Oliver H Dale.

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FORM NO. WD-1

1634 02/06 33.88- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11287.97

Wayne Epperly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Feb. 1979.

E. Barnes
Notary Public

MY COMMISSION EXPIRES: Dep. Reg.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Oliver H. Dale 3121 Dickerson Road Nashville Tenn. 37207
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Epperly and Larry L. Ashworth (NAME)	Guaranty Mortgage Company (NAME)	Map 83-2
2905 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	783 Old Hickory Blvd. (STREET ADDRESS)	Par. 216
Nashville Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Brentwood Tenn. (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, OLIVER H. DALE AND WIFE, CLAUDINE M. DALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAYNE EPPERLY AND LARRY D. ASHWORTH

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. 16 on the Plan of Scott Avenue Annex, as of record in Book 2331, Page 87, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the northerly side of Creighton Street and runs back 114.1 feet on the westerly line and 121.9 feet on the easterly line, to a line in the rear measuring 50.65 feet thereon.

Being the same property conveyed to Earnest Anthony, Jr. and wife, Beverly Ann Anthony by deed from Ray Fitzgerald and wife, Geneva Fitzgerald as of record in Book 4099, Page 22, Register's Office for Davidson County, Tennessee.

And the same property conveyed to Oliver H. Dale by Trustee Deed by Caesar E. Urrutia, Trustee and recorded in Book 5069, Page 996 Register's Office of Davidson County, Tennessee. Claidine M. Dale enteres the signing to clear any marrital rights.

This is unimproved ( ) improved (XX) property, known as 57 Creighton Ave Nashville Tenn. 37206
(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 our hands this 23rd day of January, 1979

Oliver H Dale

Claudine M. Dale

Prepared by Oliver H Dale

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Martha Shapard, a Notary Public in and for said County and State, the within named Oliver H. Dale & wife, Claudine M. Dale

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 23rd day of January 19 79

Commission expires 7-18-82

Martha Shapard
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

WARRANTY DEED

FROM

OLIVER H. DALE AND UX

TO

WAYNE BERRY AND

LARRY D. ASHWORTH

F. I. 3 0. 7. 3

IDENTIF. REFERENCE

FEB 6 3 05 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.