5922 08/21 48.80- CHECK

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,350

X Jerald W. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 1979

Notary Public

MY COMMISSION EXPIRES: 10/28/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Samuel L. Epting, 8512 Newsom Station Rd., Kingston Springs, Tenn. 37082
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerald Wayne Brown and wife Wilma Jean Brown (NAME)	New Owner (NAME)	154
Route 1, Box 458 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	1/05 ER
Pegram (CITY) TN (STATE) 37143 (P. O. ZIP)	(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, Samuel L. Epting and wife, Ann M. Epting

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerald Wayne Brown and wife, Wilma Jean Brown

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:

A tract of land in Davidson County Tennessee being a portion of the Samuel L. Epting tract. Said tract lies wholly within the ninth civil district of said county and is bounded in general by Farris on the north and lot one (1) on the west and lot three (3) on the east. Said tract being lot two (2) described by a survey of John J. O'Conner, Surveyor, dated 25 July, 1979 as follows:

Beginning at a spike in the center of Poplar Creek Road, said point being 367.98' east of Gary Pinkerton property described in Book 5116 page 815; thence with a line North 0° -44'-20 East, 1036.6 feet to an iron pin, said point located in a fence line, said point being a common corner between Samuel Epting property; thence generally with a fence line, (said line being Farris South property line), South 85° -12'-05 East, 236.9 feet to an iron pin by a fence post; thence generally with a fence line South 87°-03'-55 East 107.7 feet to an iron pin; thence South 1°-22'-40 East 962.02 feet to a railroad spike in the center of Poplar Creek Road, said point being a common corner of Lot 2 and Lot 3; thence South 85°-19'-35 West 227.23 feet to the beginning of a curve having a radius of 674.07 feet; thence with said curve to the left 155.96 feet (with the center of said Road), to the point of beginning, containing 8.21 acres more or less.

Being a part of the property conveyed to Samuel L. Epting, ET UX from the extate of Abe Demoss Sawyer, and the Probate Court Clerk's Officefor Davidson County, Tennessee. Of record in Book 5376, Page 788, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as Poplar Creek Road (House Number) (Street) Nashville, 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 hands this 30th day of August, 1979

Samuel L. Epting

Ann M. Epting

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Aubrey B. Vaughan, a Notary Public in and for said County and State, the within named Samuel L. Epting and wife, Ann M. Epting

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 20th day of August 19 79

Commission expires 12/2/80

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

Samuel L. Epting and wife,

Ann M. Epting

TO

Jerald Wayne Brown and wife,

Wilma Jean Brown

F 47572

IDENTIF. REFERENCE

AUG 21 2 04 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16350.00- CO	
			42.38 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 48.80-	
5922A08/21/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47572

T
IDENTIF. REFERENCE

AUG 21 2 04 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706387