4238. 09/24 101.40- CHECK

BOOK 5655 PAGE 293 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,500.00

Leisa R Epps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF September, 19 80

Ann Hendrix
Notary Public

MY COMMISSION EXPIRES My Commission Expires Sept. 15, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry D. & Leisa R. Epps (NAME)	Engel Mortgage Company (NAME)	84-13-205 JW
407 Janette Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	GO-6758
Goodlettsville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (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, Robert B. Beck and wife, Martha Lu Beck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry D. Epps and wife, Leisa R. Epps as tenants by the entirety

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. 24 on the Plan of Gateway, Section 2, of record in Book 3300, page 81, said Register's Office to which plan reference is made for a more complete description.

BEING THE SAME property conveyed to Robert B. Beck and wife, Martha Lu Beck by deed from Thomas E. Estes and wife, Sandra C. Estes of record in Book 5295, page 991, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the mortgage held by Engel Mortgage Company of record in Book 5041, page 212, said Register's Office. Escrow account and insurance to be transferred to Grantees.

SAID property is subject to Restrictive Covenants of record in Book 3434, page 400 and such easements and setback lines of record in Plat book 3300, page 81, said Register's Office. Driveway easement of record in Book 4451, page 962, said Register's Office.

THIS property is located in a flash flood area and Federal Flood Insurance is available.

unimproved ( )
This is improved (XX property, known as 407 Janette Court Goodlettsville, Tn. 37072
(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 20th day of September, 19 80

Robert B. Beck

Martha Lu Beck

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Beck and Martha Lu Beck

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 20 day of September 19 80

Commission expires My Commission Expires Oct. 15, 1983

Anne Hensley
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

G 0 9 3 4 7

WARRANTY DEED

FROM
Robert B. Beck and wife,
Martha Lu Beck

TO
Larry D. Epps and wife,
Leisa R. Epps

IDENTIF. REFERENCE

SEP 24 11 05 AM '80

FILED AND RECORDED
DAVIDSON COUNTY, TENN.

USA

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

RECEIVED OF _____ BOOK 5655 PAGE 295

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36500.00- CO	
			94.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	101.40-
			4238A09/24/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

609347

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IDENTIF. REFERENCE

SEP 24 11 05 AM '80

No. 782032