BOOK 5728 PAGE 402

8228 04/02 49.40- CHECK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dan H. Wright & wife	Dan H. Wright	Map 71-15
(NAME) 1456 E. Cedar Lane	(NAME) 1456 E. Cedar Lane	Parcel 332
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS) Madison, Tenn. 37115	
(CITY) (STATE) (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, Wayne Epperly and wife, Ruth S. Epperly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan H. Wright and wife, Marcia M. Wright

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. 79 on the Map of Benedict Land Company's Subdivision, as of record in Book 332, page 40, Register's Office for said County.

Said Lot No. 79 fronts 50 feet on the easterly side of North Second Street, and runs back between parallel lines 181 feet to an alley.

Being part of the same property conveyed to Wayne Epperly, by installment deed from Nile E. Yearwood, of record in Book 4566, page 176, Register's Office for Davidson County, Tennessee, and by a re-recorded installment deed from Nile E. Yearwood and Russell P. Yearwood, of record in Book 5377, page 389, said Register's Office.

The above property is conveyed subject to 1981 Metropolitan Government taxes, which have been prorated.

unimproved ( )
This is improved (X) property, known as 1229 North Second Street, Nashville, Tennessee
(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, successors, assigns 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 26th day of March, 1981

Wayne Epperly

Wayne Epperly

Ruth S. Epperly

Ruth S. Epperly

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne Epperly and wife, Ruth S. Epperly, the bargainor, 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 26th day of Mar, 1981

Commission Expires: 4-18-82

B. Don Loehnig
Notary Public

STATE OF _____)

COUNTY OF _____)

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 purpose 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 ___ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

Wayne Epperly and wife,

Ruth S. Epperly

TO

Dan H. Wright and wife, Marcia M. Wright

Return To:

Commerce Union Bank
3034 Dickerson Road
Nashville, Tenn. 37207

RETURN TO: Farris Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIF. REFERENCE

APR 2 11 43 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

G.35811

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 16,500.00

Wayne Epperly

Subscribed and sworn to before me this 26th day of Mar, 1981

My Commission Expires: 4-18-82

B. Don Loehnig
Notary Public

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

RECEIVED OF _____

FOR _____

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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

16500.00- CO
42.90 CO TX
.50 PRFEE
6.00 WDEED
CHECK 49.40-
8228A04/02/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.3.5.8.1.1

T
IDENTIF. REFERENCE

APR 2 11 43 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 814798