#3079

WARRANTY DEED

BOOK 6242 PAGE 901

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Jarrell Pepper et ux, Carol W. Pepper	Dominion Bancshares Mortgage Corporation	Map 129-15
(NAME)	(NAME)	
37 Vaughn's Gap Road	9900 Main Street Suite 200	Parcel 66
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37205	Fairfax, Virginia	9DZ58030
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) *Dollars,*

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Eli Roth and wife, Annie E. Roth,

have this day bargained and sold, and do hereby transfer and convey unto the said Mark Jarrell Pepper and wife, Carol W. Pepper, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Warner Park Valley, Section II, as of record in Book 3600, page 20, Register's Office for said County.
Said Lot No. 12 fronts 102 feet on the westerly side of Vaughn's Gap Road, and extends back between parallel lines, 150 feet to a dead line.
Being the same property conveyed to Eli Roth and wife, Annie E. Roth by deed from Daniel L. Austin and wife, Robin P. Austin, of record in Book 4285, page 775, Register's Office for Davidson County, Tennessee.

This property is subject to restrictive covenants contained in instruments of record in Book 3502, page 153, Book 3640, page 40, and Book 3978, page 688, said Register's Office.

Additionally the plan of record in Book 3600, page 20, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Vaughn's Gap Road, and a 10 foot easement for public utility and drainage purposes along the westerly (rear) line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of February, 19 84.

Notary Public

My commission expires 8-1-87 (Affix Seal)

This is improved unimproved property, known as 37 Vaughn's Gap Road, Nashville, TN. 37205 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 29th *day of* February, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eli Roth

Annie E. Roth

Annie E. Roth

03/06 193.70- CHECK

7636

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6242 PAGE 902

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Eli Roth and Annie E. Roth

/or proved to me on the basis of satisfactory evidence

the within named 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* 29th *day of* February, *19* 84

Edward S. Kelley *Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 11-1-87

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM
Eli Roth et ux,
~~TO~~
Annie E. Roth

TO
Mark Jarrell Pepper et ux,
Carol W. Pepper

This instrument prepared by
STEPHENSON, LACKEY & CORLEY
Suite 702
501 Union Building
Nashville, Tennessee 37219

RETURN TO: FIRST TITLE AND ESCROW CO.
FILE BOX 38

FELIX E. DYER, CLERK & REGISTER
DAVIDSON COUNTY, TN

MAR 8 8 36 AM '84

T. REFERENCE

IDENTIFICATION

1067688

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6242 PAGE 903

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

72000.00- CAMT.
187.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 193.70-
7636A03/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06768

IDENTIF. REFERENCE

MAR 6 8 36 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17704