FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $42,550.54

+ Donna E. Singer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 1984.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna E. Singer (NAME)	Security Pacific Mortgage Corporation (NAME)	Map 43-15
112 Randy Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2450 (STREET ADDRESS)	Par. 33
Madison, Tennessee 37115 (CITY) (STATE) (P O ZIP)	Denver Colorado 80201 (CITY) (STATE) (ZIP)	11D-44815

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, Roy N. Epperson and wife, Robbin J. Epperson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna E. Singer

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. 50 on the Map of Rainbow Terrace, Section V, of record in Book 2133, page 72, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Roy N. Epperson and wife, Robbin J. Epperson by deed from Donald Ray Christian and wife, Linda S. Christian of record in Book 5374, page 318, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by Security Pacific Mortgage Corporation of record in Book 5374, page 320, said Register's Office. The escrow account to be transferred to Grantee.

THIS conveyance subject to such easements and setback lines of record in Book 2133, page 72, said Register's Office.

08/09/84 CHECK

This is unimproved ( ) improved (X) property, known as 112 Randy Road Madison, Tennessee 37115
(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 hand S this 8th day of August, 19 84

Roy N. Epperson

Robbin J. Epperson

806

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 Roy N. Epperson and Robbin J. Epperson

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 8th day of August, 19 84

Commission expires 4/21/85

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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
Roy N. Epperson and wife,

Robbin J. Epperson

TO
Donna E. Singer

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

I 4 1 9 4 4

IDENTIF. REFERENCE

AUG 9 11 08 AM '84

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

42550.64- CAMT.
110.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 117.26-
0808A08/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-41-9 4.4.

IDENTIF. REFERENCE

AUG 9 11 08 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0059641