THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Edward T. Zepezauer 745 Goodpasture Terrace Nashville, TN. 37221	The Lomas & Nettleton Company 4460 Corporation Lane Virginia Beach, VA. 23462	9D-61092 MAP 156-2 PARCEL 65

WARRANTY DEED

BOOK 6381 PAGE 701

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN DOUGLAS GILBERT, JR. and wife, MARIAN KAY GILBERT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWARD T. ZEPEZAUER nad wife, AGNES A. ZEPEZAUER

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 346 on the plan of Section 3, Harpeth Valley Park, of record in Book 4175, page 15, Register's Office for said County.

SAID Lot No. 346 fronts 90.0 feet on the easterly margin of Goodpasture Terrace and extends back 204.0 feet on the northerly line and 201.6 feet on the southerly line to a dead line in the rear, measuring 90.0 feet thereon.

BEING the same property conveyed to John Douglas Gilbert, Jr. and wife, Marian Kay Gilbert by deed from Marion T. Armstrong and wife, Retta L. Armstrong, of record in Book 5028, page 777, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3857, page 858, and made applicable to Section III by instrument of record in Book 4237, page 179, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 745 Goodpasture Terrace, Nashville, TN. 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of September, 19 84.

John Douglas Gilbert, Jr.

Marian Kay Gilbert

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of September, 1984, before me personally appeared John Douglas Gilbert, Jr. and wife, Marian Kay Gilbert, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6381 PAGE 702

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 92,600.00 .

Edward T. Zepezauer
Affiant

Subscribed and sworn to before me, this the 12th day of September, 1984.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

457

09/14 247.00 - CHECK

WARRANTY DEED

from:
John Douglas Gilbert, Jr., et ux

to:

Edward T. Zepezauer, et ux

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

DAVIDSON COUNTY, TN
SEP 19 11 18 AM '84
REGISTER'S OFFICE

I 4 9 7 2 8

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6381 PAGE 703

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
			92600.00- CAMT.	
			240.76 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	247.26-
			0457A09/14/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 9 7 2 8

IDENTIF. REFERENCE

SEP 14 11 38 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0068983