L# 540753-0

FORM NO. WD-1

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Box 13

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-0429

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Joseph R. Pepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 85.

Notary Public

MY COMMISSION EXPIRES: 10-24-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph R. Pepper et ux (NAME)	Fidelity Federal S & L Association (NAME)	118-9-20
1135 Clifton Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	16DA-7189
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, ABERDEEN PROPERTIES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH R. PEPPER AND WIFE, MARY D. PEPPER

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:

Land in Davidson County, Tennessee, being Lot No. 2-A, Zone Lot Division of Lots 2, 3, 4, 5, and 7 on the Plan of Granclift Subdivision, of record in Book 6250, page 305, said Register's Office. 6200, page 83, as amended in

Said Lot No. 2-A fronts 31.49 feet on the southerly side of Clifton Lane and runs back 186.57 feet on the westerly line and 187.09 feet on the easterly line to a line in the rear which measures 32.90 feet thereon.

Being the same property conveyed to Aberdeen Properties, Inc. by deed from Benjamin F. Byrd, III, Barney Duncan Byrd, Damon Winston Byrd, Andrew Wayne Byrd, Evelyn Brister Byrd and John W. Thomas Byrd as of record in Book 6319, page 672, said Register's Office.

01/31 260.00-CHECK

$030

This is unimproved ( ) improved (x) property, known as 1135 (House Number) Clifton Lane (Street) Nashville, Tennessee (P. O. Address) 37204 (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 my hand this 31st day of January, 19 85

ABERDEEN PROPERTIES, INC.

By:

President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared

Charles C. Brown

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Aberdeen Properties, Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1985.

Judy L. Ward Notary Public

Commission Expires 10-24-88

WARRANTY DEED

FROM
Aberdeen Properties, Inc.

TO
Joseph R. Pepper and wife,
Mary D. Pepper

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 8 0 4 3 3

IDENTIF. REFERENCE

JAN 31 2 05 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			97500.00- CAMT.	
			253.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 260.00-	
8030A	01/31/86		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 0 4 3 3

IDENTIF. REFERENCE

JAN 31 2 86 PM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105528