This instrument prepared by Berry/Freeman, Attorneys, 333 Gallatin Road, Madison, Tn. 37115

Atty.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Clayton Pepper, et ux	same	43-5
(NAME)	(NAME)	
745 Cedarcrest Ave		901
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 6549 PAGE 882
MADISON, TENN 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by the grantees hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness payable to Molton, Allen & Williams, Inc. in the original principal amount of $34,000.00, and secured by a deed of trust of record in Book 5538, page 445 and re-recorded in Book 5542, page 698, Register's Office for Davidson County, Tennessee.

LELON R. RICHARDS AND WIFE, PATRICIA D. RICHARDS

have this day bargained and sold, and do hereby transfer and convey unto the said

CLAYTON PEPPER AND WIFE, SARAH M. PEPPER

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 3 of Resubdivision of Lots 19 & 20 Block E, of CRESTVIEW ESTATES, of record in Plat Book 5190, page 124, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lelon R. Richards and wife, Patricia D. Richards by deed from William J. Huffman and wife Deborah D. Huffman, of record in Book 6000, page 250, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,045.38

Subscribed and sworn to before me, this the 23rd day of April 1985.

Affiant

My commission expires: July 17, 1988 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 733 Cedarcrest Drive, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

CLAYTON PEPPER AND WIFE, SARAH M. PEPPER

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 for 1985 taxes and above Deed of Trust.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* CLAYTON PEPPER AND WIFE, SARAH M. PEPPER; their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 23rd *day of* April, 1985, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lelon R. Richards
LELON R. RICHARDS

Patricia D. Richards
PATRICIA D. RICHARDS

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Lelon R. Richards and wife, Patricia D. Richards

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 23rd *day of* April, *19*85

William E. Hunter Jr.
Notary Public

Commission expires July 17, 1988

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

LELON R. RICHARDS ET UX

TO

CLAYTON PEPPER ET UX

J 0 2 1 7 4

IDENTIF. REFERENCE

MAY 6 2 43 PM '85

REGISTER
DAVIDSON COUNTY, TN

G-218

Compliments of

Madison Title Company

333 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

43045.33- CAMT.
111.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 118.30-
4894A06/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J021174

IDENTIF. REFERENCE

MAY 6 2 43 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 131660