Bk 49

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS:
IRIS J. EPPERSON (NAME)	FIRST INVESTMENT COMPANY (NAME)	50-11-132
3804 Wood Trail (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 749 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP CODE)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7128 PAGE 873

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS

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

I, JAMES S. SWEENEY, JR.,

have bargained and sold, and by these presents do transfer and convey unto the said IRIS J. EPPERSON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Timberwood Estates, Section Two, as of record in Book 6250, page 882, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to James S. Sweeney, Jr. by deed from Earheart Realty and Construction Company, Inc., a Tennessee corporation, of record in Book 6828, page 297, Register's Office for Davidson County, Tennessee.

Patricia M. Sweeney, spouse of James S. Sweeney, Jr., joins in this conveyance for the sole purpose of relinquishing any marital rights which she may have in subject property.

8 0 9 3 6

IDENTIFICATION REFERENCE

FEB 5 1 21 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as 3804 Wood Trail (House Number) (Street)

Nashville, TN 37207 (P. O. Address) (City or Town) (Zip Code)

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.

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 23rd day of January, 19 87.

James S. Sweeney, Jr.

By: Patricia M. Sweeney
James S. Sweeney, Jr., Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7128 PAGE 874

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Sweeney, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 23rd day of January, 1987.

My commission expires 7-17-88 Notary Public Joyce B. Donehue

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of January, 1987, before me personally appeared JAMES S. SWEENEY, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICIA M. SWEENEY, and acknowledged that he executed the within instrument as the free act and deed of the said PATRICIA M. SWEENEY.

Joyce B. Donehue
NOTARY PUBLIC

My commission expires: 7/17/88

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Iris J. Epperson

Sworn to and subscribed before me
this 23rd day of January, 1987.

My commission expires 7-17-88 Notary Public Joyce B. Donehue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM JAMES S. SWEENEY, JR.

TO IRIS J. EPPERSON

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4780

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

RECEIVED OF _____

FOR _____

BOOK 7128 PAGE 875

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

[illegible] CAMT.
162.40 CSTAX
.50 PRFEE
6.00 WDED
CHECK 169.90-
727 AUD/JD/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90936

IDENTIFICATION REFERENCE

FEB 5 | 21 PM '87

FELIX Z. WILSON IS REGISTER
DAVIDSON COUNTY, TN

No. 42707