File 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
WILLIAM T. CLEMONS ET UX	TROY & NICHOLS, INC.	4D 44710
(NAME)	(NAME)	
1208 Overton Street	P.O.Box 4025	53-3-73
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Monroe, Louisiana 71211-4025	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7450 PAGE 699

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

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

3770 01/19 0101 038HEDK 178 70

We, LARRY D. EPPS AND WIFE, LEISA R. EPPS,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM T. CLEMONS AND WIFE, DOROTHY L. COOPER CLEMONS

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. 28 on the Village of Old Hickory, Section B, of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Larry D. Epps and wife, Leisa R. Epps by deed from Beverly Estes Richardson of record in Book 6574, page 142, Register's Office for Davidson County, Tennessee.

98024

IDENTIFICATION REFERENCE

JAN 19 8 10 AM '88

DAVIDSON COUNTY, TN

unimproved ( )

This is improved (xx) property, known as 1208 Overton Street (House Number) (Street)

Old Hickory, TN 37138

(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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 12th day of January, 19 88

Larry D. Epps
Larry D. Epps

Leisa R. Epps
Leisa R. Epps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7450 PAGE 700

Personally appeared before me the undersigned, a Notary Public in and for said County and State Larry D. Epps and wife, Leisa R. Epps

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

Witness my hand and official seat at Madison, Tennessee, this 12th day of January, 19 88.

Joyce B. Donohue Notary Public

NOTARY PUBLIC AT LARGE

Commission expires 7-17-88

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 (or proved to me on the basis of satisfactory evidence), 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 seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 61,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

William T. Clemons

Sworn to and subscribed before me this 12th day of January, 19 88

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

NOTARY PUBLIC AT LARGE

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

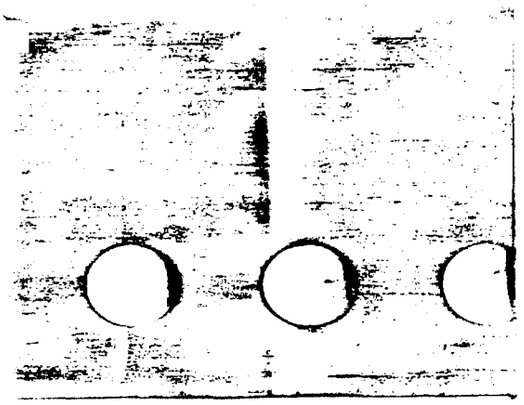
WARRANTY DEED

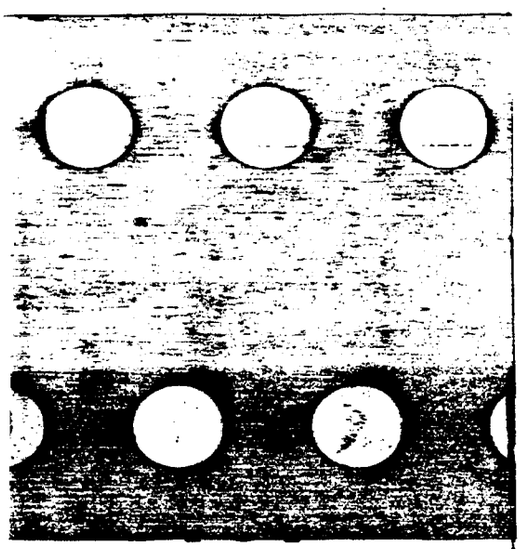
FROM
LARRY D. EPPS ET UX

TO
WILLIAM T. CLEMONS ET UX

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

AREA CODE 615
TELEPHONE 865-4750





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7450 PAGE 701

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 61500.00
				CON TX 172.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 178.70
				CHECK 178.70
01/19/88	01			08:44 0001 8750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98024

IDENTIFICATION REFERENCE

JAN 19 8 40 AM '88

DAVIDSON COUNTY, TN

No. 53718