BOOK 7454 PAGE 351

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

Karen D. Epley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF January 19 88

Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen D. Epley (NAME)	Troy & Nichols, Inc. (NAME)	42-7
716 Heritage Square Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4025 (STREET ADDRESS)	#18
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Monroe, La. 71211 (CITY) (STATE) (ZIP)	11D-92630

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, Carter Flooring Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen D. Epley and John W. Epley and Martha J. Epley, his wife

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. 18 on the Plan of Heritage Square, Phase One, Second Revised Plan, as of record in Book 5200, page 282, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Carter Flooring Company by deed from Donald W. Terrell, Inc. of record in Book 5777, page 335, Register's Office for Davidson County, Tennessee.

0557 01/22 0101 03CHECK 159.10

99557

IDENTIFICATION REFERENCE

JAN 22 12 53 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 716 Heritage Square Drive, Madison, TN 37115
(House Number) (Street) (P O Address) (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 their hand s this 15th day of January, 19 88

Carter Flooring Company
By: J. Kenneth Carter
J. Kenneth Carter, President

Attest: R. L. Simmons
R. L. Simmons, Sec.-Treasurer

STATE OF TENNESSEE
Davidson County

BOOK 7454 PAGE 352

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____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Larry L. Westbrook, a Notary Public within and for the State and County aforesaid, personally appeared J. Kenneth Carter and R. L. Simmons with whom I am personally acquainted* and who upon (their several oaths) acknowledged (themselves) to be the President and Sec.-Treasurer respectively of the Carter Flooring Company the within named bargainor, a corporation, and that (he) as such President and Sec.-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. Kenneth Carter as such, President, and attesting the same by the said R. L. Simmons as such Sec.-Treasurer.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of January, 19 88.

My commission expires June 5, 1989

Notary Public

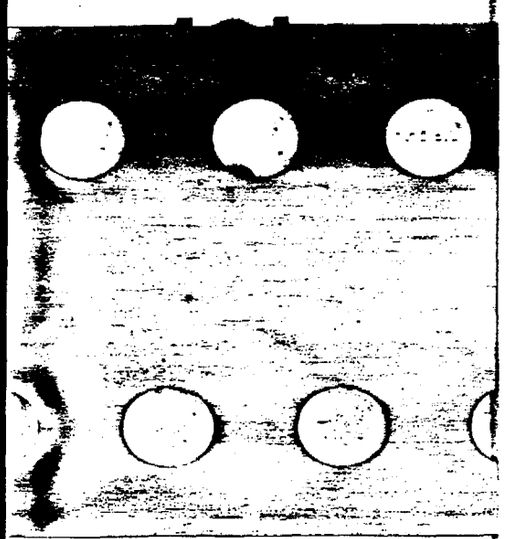
*(or proved to me on the basis of satisfactory evidence)

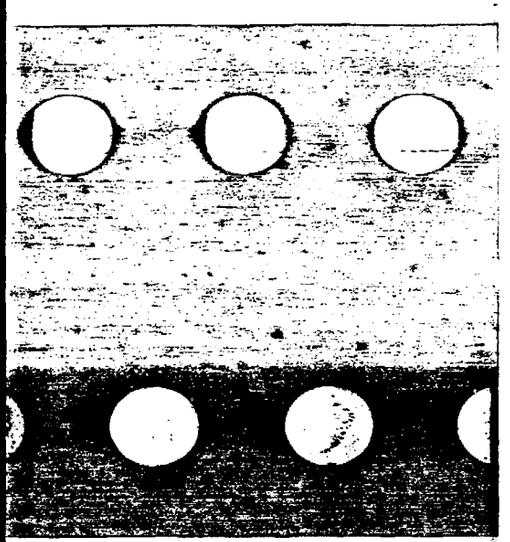
WARRANTY DEED

FROM
Carter Flooring Company

TO
Karen D. Epley and John W. Epley and Martha J. Epley

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7454 PAGE 353

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 54500.00
CON TX 152.60
PRFEE 0.50
MISCEL 6.00
TOTAL 159.10
CHECK 159.10

01/22/98 01 12:56 0001 0557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99557

IDENTIFI REFERENCE

JAN 22 12 53 PM '98

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 55490