FILE BOX 45 , BOOK 7530 PAGE 226 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Arthur Barton Pepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 88

Notary Public

MY COMMISSION EXPIRES: Jan. 10, 1989
(AFFIX SEAL)

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Barton Pepper (NAME)	Sovran Mortgage Corporation (NAME)	116-16-80
4000 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	210 East Cary Street (STREET ADDRESS)	7DA31975
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	

FOR AND 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, Estate of Madalyn J. Pepper : Arthur Barton Pepper, Travis Jerrolld Pepper, Jr. and James Trent Pepper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur Barton Pepper and wife, Emily M. 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 the south 125 feet of Lot No. 1 on the Map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for said County.

SAID part of said lot fronts 125 feet on the easterly side of Estes Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Madalyn J. Pepper by deed from Calvin L. Baker and wife, Clara Wills Baker of record in Book 4285, page 306, Register's Office, Davidson County, Tennessee. The said Madalyn J. Pepper has since died testate devising her real property to her children Arthur Barton Pepper, Travis Jerrolld Pepper, Jr. and James Trent Pepper. Madalyn J. Pepper's Last Will and Testament which is being placed of record currently herewith.

25786

IDENTIFICATION REFERENCE

APR 29 1 48 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) property, known as 4000 Estes Road, Nashville, TN 37215
is improved (X)
(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 my hand this 28th day of April 19 88

Estate of Madalyn J. Pepper
BY: Arthur Barton Pepper
Arthur Barton Pepper

James Trent Pepper

Travis Jerrolld Pepper, Jr. EXECUTOR

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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, the within named Arthur Barton Pepper, Travis Jerrold Pepper, Jr. and James Trent Pepper

the 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 Davidson, Tennessee, this 28th day of April, 1988

Commission expires _____

_____ Notary Public

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____ Notary Public

WARRANTY DEED

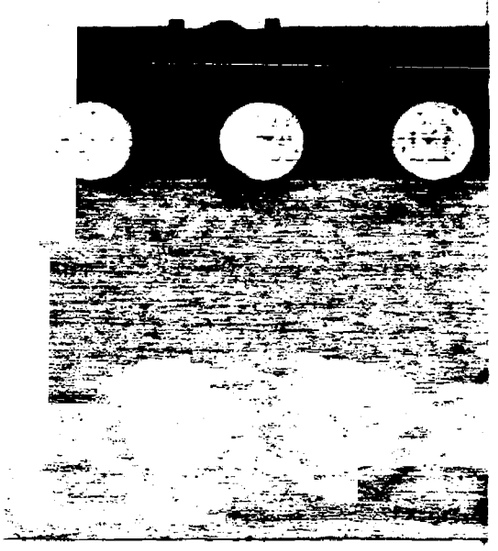
FROM
Estate of Madalyn J. Pepper

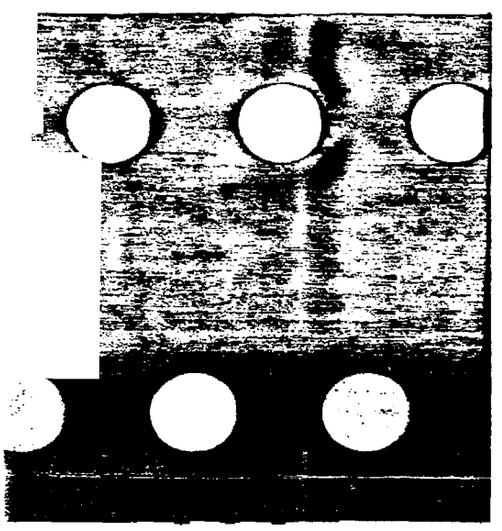
TO
Arthur Barton Pepper and wife, Emily M. Pepper

RETURN TO:
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

9754 04/29 0101 03CHECK 412.50





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 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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2578

IDENTIFICATION REFERENCE

APR 29 1 48 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

				CAMT
				145000.00
				CON TX 406.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 412.50
				CHECK 412.50
04/29/88	01	13:53	0001	9754

No. 85821