This Instrument Prepared By:
Ingraham, Corbett & Zinn
2114 Parkway Tower
Nashville, TN 37219

6556 10/13 0101 03CHECK 254.00

New Owners:	Send Tax Bill	Map-Parcel No.:
Harry Hemmerly, unmarried 905 Fitzpatrick Road Nashville, TN 37214	Same	Map 108-4 Parcel 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) and other good and valuable consideration, including but not limited to the assumption of a First Mortgage Deed of Trust, presently encumbering the property, in favor of First American Bank of Nashville, which the Grantee hereby assumes and agrees to pay. The outstanding balance on the loan secured by such First Mortgage Deed of Trust is approximately $60,004. Harry G. Hemmerly and wife, Robbie M. Hemmerly (formerly Robbie M. Morgan), (collectively the "Grantor") have bargained and sold and by these presents do transfer and convey unto Edward A. Pepin and wife, Kathy H. Pepin, (collectively the "Grantee") their heirs, representatives, and assigns, a certain tract or parcel of land with all improvements thereon, in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 65, of Plan of Section Two, Larchwood, of record in Book 5200, Page 207, Register's Office for Davidson County, Tennessee ("R.O.D.C."), to which plan reference is hereby made for a full and complete legal description.
>
> BEING the same property conveyed to the Grantor by deed of record in Book 5762, Page 751, R.O.D.C.
>
> This is improved property known as 905 Fitzpatrick Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said tract or parcel of land, and all improvements thereon, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, representatives and assigns, forever. The Grantor covenants with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for 1985 taxes, and easements, minimum building setback lines, and conditions set forth on the Plan of Record in Book 5200,

Page 57, 58, and 59, R.O.D.C., and restrictive covenants of record in Book 5479, Pages 443 through 450, R.O.D.C., the terms and conditions of a First Mortgage Deed of Trust to First American Bank of Nashville, and the terms and conditions of a Second Mortgage Deed of Trust executed simultaneously herewith by the Grantee to W. Lee Corbett, Trustee, and unless otherwise herein set out. The Grantor further covenants and binds itself, its heirs, representatives and assigns to warrant and forever defend the title to said land to the Grantee, its heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of December, 1985.

7583b

RECEIVED OCT 13 12 00 PM '88 MAIL ENV.

Harry G. Hemmerly

Robbie M. Hemmerly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Harry G. Hemmerly and wife, Robbie M. Hemmerly, the within named bargainors, with whom I am personally acquainted and who upon oath acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office this 31st day of December, 1985.

VIVIAN NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/19/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $75,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

LINDA SANDERSON NOTARY PUBLIC DAVIDSON COUNTY TENN.

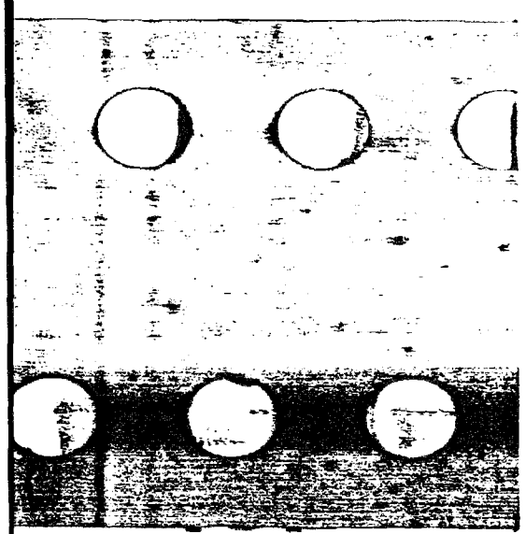
Affiant

Sworn to and subscribed before me this the 13th day of October, 1988.

Notary Public

My Commission Expires: 5-20-92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7676 PAGE 843

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 75000.00
CON TX 247.50
PRFEE 0.50
[illegible] 6.00
TOTAL 254.00
CHECK 254.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/13/88 01 12:44 0001 6556

7.5 8.3.6

IDENTIFICATION

OCT 13 12 40 PM '88

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 143354