Law
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 7873 PAGE 740

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne Epperly and wife, Ruth S. Epperly (NAME)	Goldome Realty Credit Corp (NAME)	72-7-243
1410 Eastland Ave (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9000 (STREET ADDRESS)	
Nashville Tn 37206 (CITY) (STATE) (ZIP)	Buffalo NY 14231-9000 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), Dollars,

cash in hand paid by Wayne Epperly and wife, Ruth S. Epperly, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Wayne Epperly and wife, Ruth S. Epperly have assumed and agreed to pay the unpaid balance of an original indebtedness in the amount of $36,000.00, secured by Deed of Trust of record in Book 5504, page 852, Register's Office for Davidson County, Tennessee, in favor of Greater Surburban Mortgage Company, as assigned to Goldome Realty Credit Corp., in Book 7446, page 717, said Register's Office,

we, Howard Lee Dunn and wife, Anita E. Dunn

have this day bargained and sold, and do hereby transfer and convey unto the said Wayne Epperly and wife, Ruth S. Epperly, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 29 and the westerly part of Lot No. 30 on the Map showing S/D of the Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the southeast corner of Oakhurst Avenue, formerly Maxey Lane, and Branch Street, formerly McKinney Avenue; thence with the easterly margin of Branch Street, 150 feet to the northerly margin of an alley; thence with said alley eastwardly 126.75 feet to a point in the southerly line of Lot No. 30; thence northwardly to the southerly margin of Oakhurst Avenue, at a point in the northerly line of said Lot No. 30, said point being 30.5 feet westwardly from the northeasterly corner of said Lot No. 30; thence westwardly with the southerly margin of Oakhurst Avenue and the northerly line of Lots Nos. 30 and 29, 80.5 feet to the point of beginning.

Being the same property conveyed to Howard Lee Dunn and wife, Anita E. Dunn by deed from Wallace P. Burke and wife, Katie T. Burke, of record in Book 5504, page 849, Register's Office for Davidson County, Tennessee.

44184

Jun 26 2 07 PM '89

RUSH

8723 06/26 0101 03CHECK 138.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me this the 26th day of June, 1989

My commission expires My Commission Expires NOV. 12, 1990 (Affix Seal)

Notary Public

Unimproved
This is improved (X) property, known as 2440 Branch Street, Nashville, Tennessee 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever; we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 26 TH day of June, 19 89, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Howard Lee Dunn

How Dunn

Personally appeared before me Barbara A. Snell, a Notary Public in and for said County and State

the undersigned Howard Lee Dunn & Anita F. Dunn

the within named 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 Nashville Tennessee, this 26th day of June, 19 89.

Barbara A Snell Notary Public

Commission expires My Commission Expires NOV. 12, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Barb, 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

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WARRANTY DEED

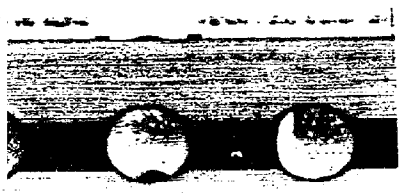
FROM
Howard Lee Dunn and wife,
Anita F. Dunn

TO

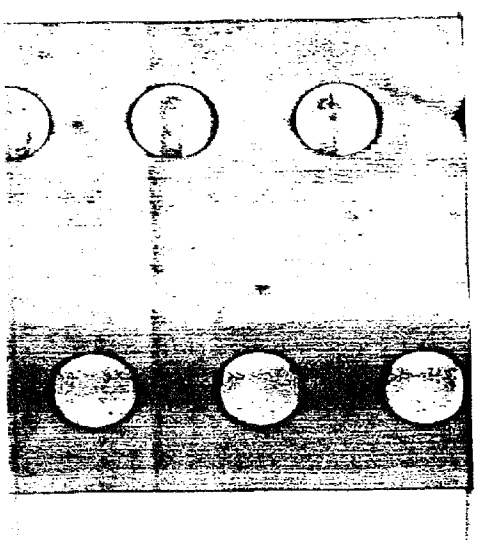
Wayne Epperly and wife,

Ruth S. Epperly

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7873 PAGE 742

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 40000.00
				CON TX 132.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 138.50
				CHECK 138.50

06/26/89 01 14:09 0001 8723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44184.

IDENTIFICATION

Jun 26 2 07 PM '89

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TN

No. 223013