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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

James W Epperson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 89

Notary Public

MY COMMISSION EXPIRES: 9-23-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Epperson (NAME)	Cavalry Banking Federal Savings and Loan Association (NAME)	MAP 150-7
613 Country Meadow Court (ADDRESS)	114 West College Street (ADDRESS)	PARCEL 196
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Murfreesboro, Tennessee 37130 (CITY) (STATE) (ZIP)	2D-73422

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, Jerry W. Foster and wife, Nina L. Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Epperson and wife, Natalie Epperson

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. 173 on the Plan of The Country, Section V, as of record in Book 5200, Pages 271 and 272, Register's Office for said County.

Said Lot No. 173 fronts 72.91 feet on the easterly margin of Country Meadow Court and extends back 134.73 feet on the northerly line and 152.74 feet on the southerly line to a broken line in the rear measuring 108.35 feet

Being the same property conveyed to Jerry W. Foster and wife, Nina L. Foster by deed from Randall Phillips Builders, Inc. filed for record December 1, 1983 in Book 6184, Page 962, Register's Office Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 5635, Page 547, Register's Office Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

6315
IDENTIFICATION REFERENCE
SEP 5 8 10 AM '89
DAVIDSON COUNTY, TN

1207 09/05 0101 03CHECK 290.80

unimproved ( )
This is improved (X) property, known as 613 Country Meadow Court, Antioch, Tennessee 37013
(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 our hand s this 26th day of December 1988

X Jerry W. Foster

X Nina L. Foster

Nina L. Foster

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 Jerry W. Foster and wife, Nina L. Foster

the 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 seal at Nashville, Tennessee, this 26th day of Dec 1988.

Commission expires My Commission Expires July 9, 1989

Notary Public

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 his oath himself upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute 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
Jerry W. Foster and wife, Nina L. Foster

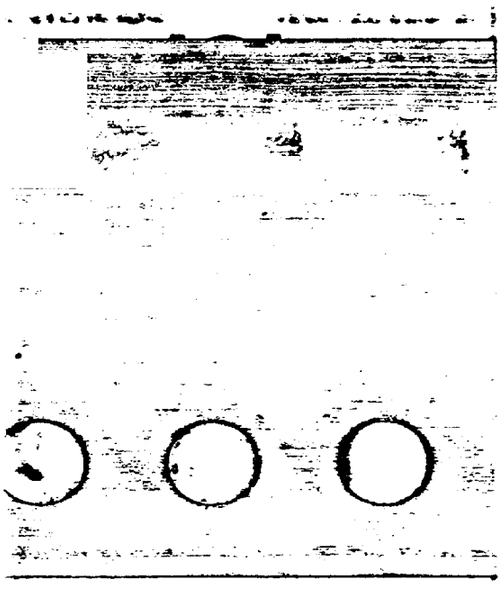
TO
James W. Epperson and wife, Natalie Epperson

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

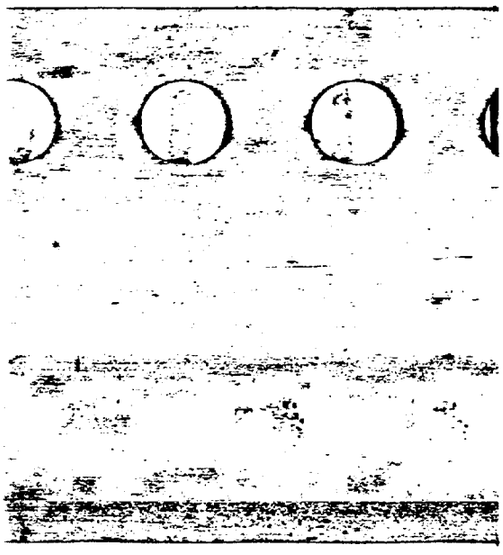
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 86000.00
CON TX 283.80
PRFEE 1.00
MDEED 6.00
TOTAL 290.80
CHECK 290.80

09/05/89 01 08:10 0001 1207



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

631.55.

IDENTIFI REFERENCE

SEP 5 8 10 AM '89

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 245237