STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Harvey Lee Epperson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 19 90

Notary Public

MY COMMISSION EXPIRES: 3/3/94
(AFFIX SEAL)

NOTARY PUBLIC

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
Harvey Lee Epperson, Jr. (NAME)	Park Avenue Mortgage Company, Inc. (NAME)	MAP 61-14
3716 Hilltop Lane (ADDRESS)	50 Century Boulevard, Suite 200 (ADDRESS)	PARCEL 161
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	15DZ-05660

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, Roy W. Napper and wife, Jane M. Napper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harvey Lee Epperson, Jr. and wife, Stephanie H. 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:

Being Lot No. 114 on the Map of Craig's Subdivision of the Crownover property, as of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 50 feet on the easterly side of Craig Street, now Hilltop Lane, and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Bessie C. Napper and son, Roy W. Napper by Installment Deed from Harold E. Stewart and wife, Virginia I. Stewart of record in Book 4305, page 647, Register's Office for Davidson County, Tennessee. The said Bessie C. Napper having since deceased and the said Roy W. Napper being th only heir at law.

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

Sewer Easement to Metro of record in Book 4319, page 873, Register's Office for said County.

Jane M. Napper, wife of Roy W. Napper, joins in this conveyance to convey any and all interest she may have in said property including but not limited to her marital interest.

unimproved ( )
This is improved (X) property, known as 3716 Hilltop Lane, Nashville, Tennessee 37216
(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 11th day of December 19 90

Roy W. Napper

Jane M. Napper

BOOK 8256 PAGE 433

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 Roy W. Napper and wife, Jane M. Napper

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 11th day of December 1990

Commission expires 7-13-91

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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

79168

IDENTIF. TREFERENCE

DEC 13 8 09 AM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

8813 12/13 0101 03CHECK 155.50

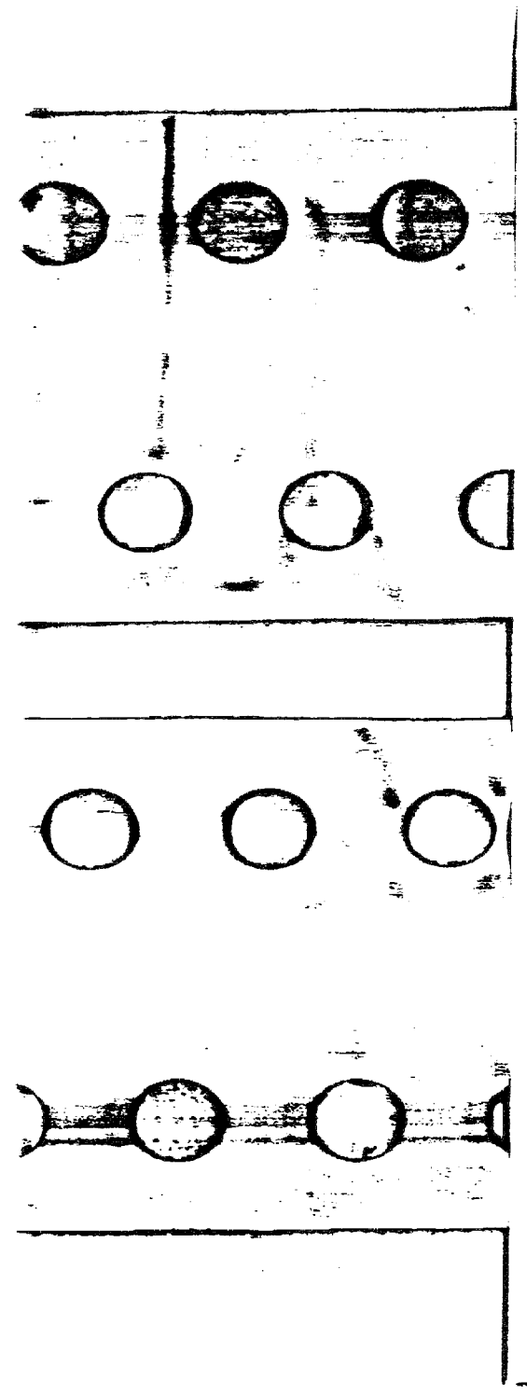
WARRANTY DEED

FROM
Roy W. Napper and wife, Jane M. Napper

TO
Harvey Lee Epperson, Jr. and wife,
Stephanie M. 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 _____

BOOK 8256 PAGE 434

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	45000.00
CON TX	148.50
PRFEE	1.00
MDEED	6.00
TOTAL	155.50
CHECK	155.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/13/90 01 AR:09 0001 8813

79168

IDENTIF. REFERENCE

DEC 13 8 09 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 381251