FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Robert G. Zepernick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 1991

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7/13/91
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Zepernick (NAME)	NEW OWNER (NAME)	MAP 131-1-C
122 Wellington Park Ct. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 7
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Ann Gayle Gupton Hall, Henry Lewis Gupton, and William E. Gupton, III,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert G. Zepernick and wife, Jan C. Zepernick,

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 Unit No. 4113 on the plan of Park Place as of record in Plat Book 4860, page 115, revised in Book 4860, page 124, Book 5050, page 98, amended in Book 5056, page 872, Book 5088, page 360, Book 5151, page 206, Book 5316, page 227, and Book 5482, page 252, and Book 5722, page 772, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Betty Chilton Gupton, unmarried, by deed from Lloyd H. Ramsey, joined by his wife, Marie-Luise Ramsey, of record in Book 6577, page 992, Register's Office for said County. The said Betty Chilton Gupton died on or about November 7, 1989, unmarried and testate. Under the Will of Betty Chilton Gupton, deceased, which was entered in Will Book 168, page 842 in the Probate Department of the Davidson County Clerk's Office, the decedent devised said property to Ann Gayle Gupton Hall, William E. Gupton, III and Henry Lewis Gupton.

This conveyance is made subject to: (a) property taxes for 1991 for which Grantee(s) will be responsible; (b) Declaration of Covenants, Conditions and Restrictions of record in Book 5041, page 433, Register's Office for said County; and (c) matters set forth on said plan.

The execution of this deed by Grantor(s) is effected by the signature of their Attorney-In-Fact, Robert H. Chilton, Jr., pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to the recording hereof.

This is unimproved ( ) improved (X) property, known as 4113 Dorman Dr., Nashville, Tennessee 37215
(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 hands this 1st day of April, 1991

Ann Gayle Gupton Hall

Henry Lewis Gupton
By: Robert H. Chilton
Robert H. Chilton, Jr.
Attorney-In-Fact

William E. Gupton, III
By: Robert H. Chilton
Robert H. Chilton, Jr.
Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

BOOK 8324 PAGE 633

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Ann Gayle Gupton Hall

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 1991.

Commission expires 7-13-91

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a 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 04392

Ann Gayle Gupton Hall,

Henry Lewis Gupton &
William E. Gupton, III

IDENTIF REFERENCE

TO

Robert G. Zepernick

APR 4 11 41 AM '91

FELIX Z. HAISLIP
DAVIDSON COUNTY TN.

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

2180 04/04 0101 03CHECK 568.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

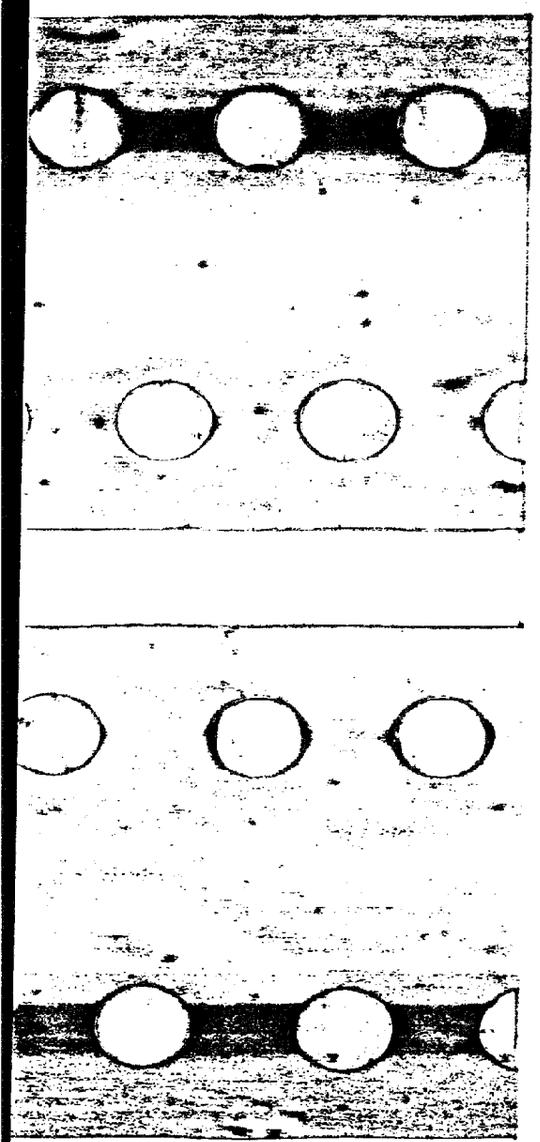
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Chilton, Jr. to me known to be the person who executed the foregoing instrument in behalf of Henry Lewis Gupton and William E. Gupton, III who acknowledged that he executed the same as the free act and deed of said Henry Lewis Gupton and William E. Gupton, III.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 1991.

COMMISSION EXPIRES:
7/13/91

John V. Adams
John V. Adams NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8324 PAGE 634

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 170000.00
CON TX 561.00
PRFEE 1.00
WDEED 6.00
TOTAL 568.00
CHECK 568.00

04/04/91 01 13:41 0001 2180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04392

IDENTIF. REFERENCE

APR 4 1 41 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 410273