Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center #105
Nashville TN 37238-0105
264000
Box 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WAYNE & RUTH EPPERLY (NAME)	WAYNE & RUTH EPPERLY (NAME)	Map 82-3
SAME (STREET ADDRESS OR ROUTE NUMBER)	1410 EASTLAND AVE. (STREET ADDRESS)	Parcel 142
(CITY) (STATE) (ZIP)	NASHVILLE TN 37206 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

BOOK 8394 PAGE 944

RICHARD RAY GROOM, as Executor of the Estate of Marie E. Groom, and as sole beneficiary,
have this day bargained and sold, and do hereby transfer and convey unto the said

WAYNE 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. 4 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the northerly side of Cleveland Street, formerly Joy Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Marie E. Groom by deed from Thomas N. Gray, Herbert E. Phillips, and John A. Birdsong, of record in Book 4987, page 934, Register's Office of Davidson County, Tennessee; the said Marie E. Groom having since died devising the herein described property to Richard Ray Groom by Will of record in Will Book 168, page 718, Probate Office for Davidson County, Tennessee.

0401 07/10 0101 03CHECK 66.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,000

Subscribed and sworn to before me this the 10TH *day of* July 1991

Affiant Wayne Epperly

My commission expires: ____ *(Affix Seal)*

Notary Public B. Edwards - Dep. Reg.

This is improved (X) unimproved ( ) property, known as 207 Cleveland Street, Nashville TN 37207
(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 3RD *day of* July *19* 91 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard Ray Groom
RICHARD RAY GROOM, as Executor of the Estate of Marie E. Groom, and as sole beneficiary

CHERYLANNE PIERCE, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES ON 05-28-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

RICHARD RAY GROOM, as Executor of the Estate of Marie E. Groom, and as sole beneficiary

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *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 _____

2 9 7 1 9

WARRANTY DEED

FROM
RICHARD RAY GROOM

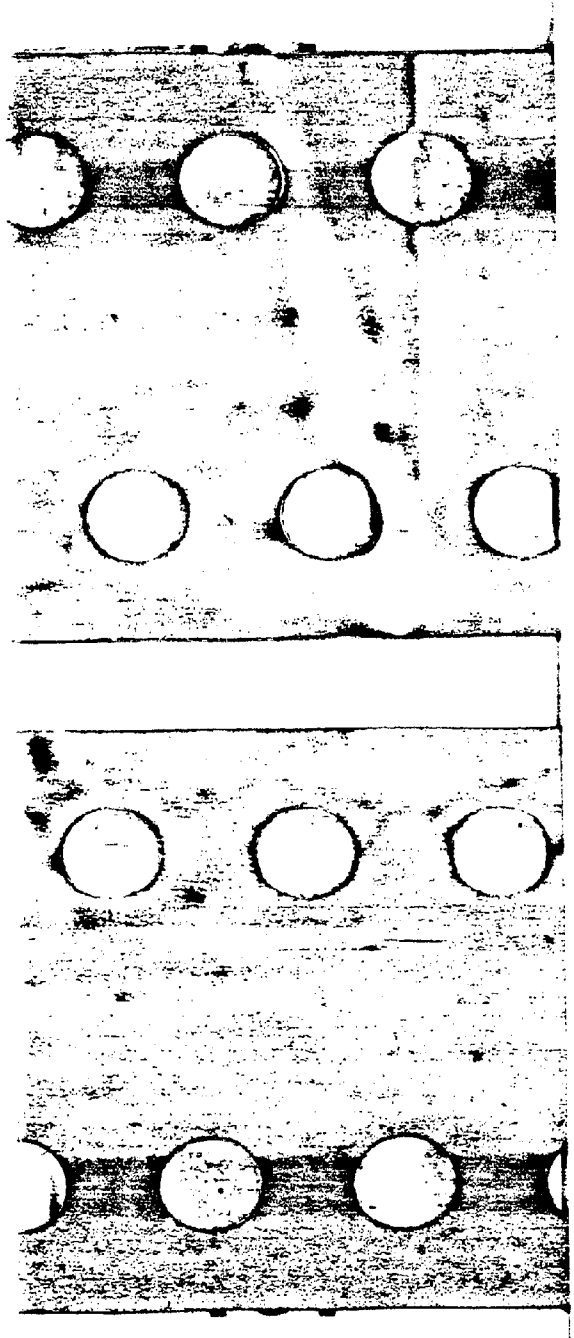
TO
WAYNE & RUTH ROBERTS

IDENTIFICATION REFERENCE

JUL 10 2 34 PM '91

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

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 8394 PAGE 946

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 16000.00
CON TX 59.20
PRFEE 1.00
WDEED 6.00
TOTAL 66.20
CHECK 66.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29.7.19.

IDENTIFI REFERENCE

JUL 10 2 34 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 439434