Box 23

File No: 8490-1

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Address New Owner:	Send Tax Bills To:	Map/Parcel
D. H. Peppers P.O. Box 362 Brentwood, TN 37027	Same	Map 72-6 Par 146

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, JIM D. STEVENS, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said D. H. PEPPERS, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of E. J. Childers, Trustee's Subdivision of the J. H. Ambrose Tract, as of record in Book 57, Page 144, as corrected in Book 332, page 134, Register's Office for said County, described according to a survey made by Lewis D. Justice, Srveyor, September 23, 1949, as follows:

Beginning at an iron stake on the northerly margin of Thomas Street at the corner of Lots Nos. 3 and 8; thence with the line between said two lots, northwardly 175 feet to the common corner of Lots Nos. 3, 4, 7 and 8; thence with the line between Lots Nos. 3 and 4, eastwardly 100 feet; thence southwardly 90 feet, more or less, to a stake; thence westwardly 24.4 feet to an iron stake; thence southwardly 91.7 feet to an iron stake in the northerly margin of Thomas Street; thence with said Street, westwardly 72.3 feet to the beginning.

BEING THE SAME property conveyed to Jim D. Stevens, unmarried, by deed from Ben H. Watson, and wife, Laura S. Watson of record in Book 7016, page 928, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ben H. Watson, and wife, Laura S. Watson, a 1/2 undivided interest and Jim D. Stevens, a 1/2 undivided interest, by deed from J. M. Fischer, Trustee, of record in Book 7016, page 926, said Register's Office

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 57, page 144, as corrected in Book 332, page 134, said Register's Office; rights to a 12' alley (if any) along the easterly boundary, as referred to in Book 6031, page 356, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

THIS IS IMPROVED property known as 1019 Thomas Street Tennessee. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said D. H. PEPPERS, his heirs and assigns forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a

good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns. to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 my hand on this 7TH day of January, 1992.

JIM D. STEVENS, unmarried

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

4978 01/07 0101 03CHECK 118.00

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

AFFIANT

Sworn to and subscribed before me this 7TH day of January, 1992.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim D. Stevens, unmarried, the 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 BRENTWOOD Tennessee, this 7TH day of January, 1992.

NOTARY PUBLIC

My commission expires: 5/22/93.

This Instrument Was Prepared By:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

75027

IDENTIFICATION REFERENCE

JAN 7 3 50 PM '92

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	6.00
TOTAL	118.00
CHECK	118.00

01/07/92 01 15:59 0001 4978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:50 27.

IDENTIFT REFFERENCE

JAN 7 3 58 PM '92

No.491409