**THIS INSTRUMENT PREPARED BY:**

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 84,000.00.

Affiant

Subscribed and sworn to before me this 25th day of November, 1992.

Notary Public

My Commission Expires: 1-23-94

| Address New Owner: | Send Tax Bills to: | Map & Parcel Nos. |
|---|---|---|
| GARY F. EPPERSON and wife,<br>KATHY EPPERSON<br>407 N. 16th Street<br>Nashville, Tennessee 37206 | FIRST TENNESSEE BANK<br>P.O. Box 1000 Dept. 47<br>Memphis, Tennessee<br>38148 | MAP 83-10<br>PARCEL 19<br>23W 15165 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of EIGHTY FOUR THOUSAND AND 00/100 ($***84,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **JOHN M. CARTER, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **GARY F. EPPERSON and wife, KATHY EPPERSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Daviidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 258 and 259 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to John M. Carter, by Quitclaim Deed from Fred E. Cowden, Trustee, of record in Book 8523, page 44, Register's Office for Davidson County, Tennessee; the said John M. Carter having since married and divorced Mary Lawrence Carter.

MARY LAWRENCE CARTER, former spouse of John M. Carter, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 407 North 16th Street, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Matters shown on the Plan of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of November, 1992.

John M. Carter
JOHN M. CARTER

Mary Lawrence Carter
MARY LAWRENCE CARTER

**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 JOHN M. CARTER and MARY LAWRENCE CARTER, the bargainors, 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 this 25th day of November, 1992.

Notary Public

My Commission Expires:

12-23-94

NOTARY PUBLIC AT LARGE TENNESSEE

6937.1.

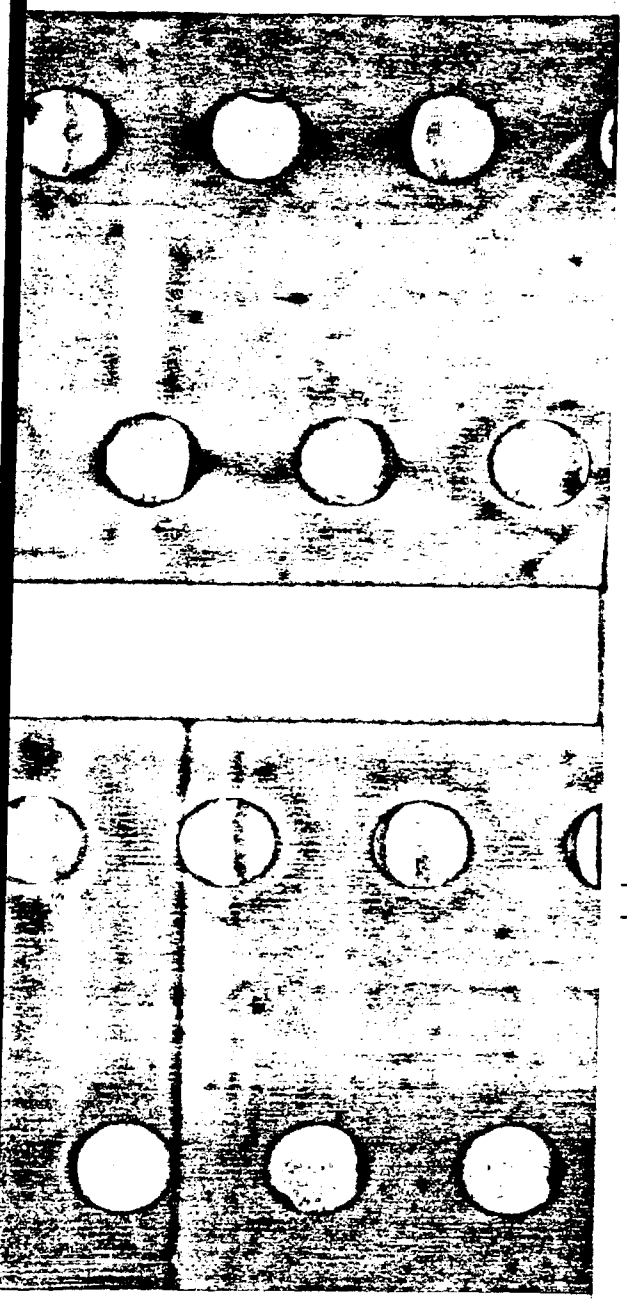
IDENTIFICATION REFERENCE

DEC 14 19 PM '92

DAVIDSON COUNTY, TN

PICK-UP

6828 12/01 0101 03CHECK 319.80



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

RECEIVED OF _____

FOR _____

BOOK 8800 PAGE 894

| | | |
|---|---|---|
| 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 | 84000.00 |
| | | | CON TX | 310.80 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 319.80 |
| | | | CHECK | 319.80 |

12/01/92 01 16:17 0001 6828

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

6937.1.

IDENTIFICATION REFERENCE

DEC 1 4 19 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 596091