DEED CREATING TENANCY IN COMMON

ADDRESS NEW OWNER AS FOLLOWS:
William Lee Epps
1820 Primrose Avenue
Nashville, Tennessee 37204

SEND TAX BILL TO:
SAME

MAP-PARCEL NO:

BOOK 8977 PAGE 821

This indenture, made the 9th day of June, 1993, between Earl Ranson, Jr., 1820 Primrose Avenue, Nashville, Tennessee party of the first part, and William Lee Epps, party of second part.

Whereas, the party of the first part is seised of the premises hereinafter described in fee simple.

Witnesseth, that in consideration of $1.00 paid by the party of second part, the receipt whereof is hereby acknowledged, the party of the first part so far as it relates to his own share, estate or interest in the premises above and hereby conveyed does hereby grant, bargain, sell and convey unto the party of the second part and his respective heirs and assigns forever, as tenants in common and all his rights, title and interest in and to the following described tact of land:

BEING Lot No. 12 of block "A" on the Map of Belmont Terrace Annex No. 4, as of record in Book 974, page 97,

SAID Lot No. 12 fronts 65 feet on the northerly side of Primrose Avenue and runs back between parallel lines 160.2 feet to an alley in the rear.

BEING the same property conveyed to Fred I. Irvin and wife, M. Ruth Irvin, by deed from Edith P. Hoag, widow, as of record in Book 3930, page 583.

This conveyance is made subject to restrictions of record in Book 1174, page 492; and in Book 1191, page 223.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

And the party of the first part, for himself and his heirs, executors and administrators, does covenant with the party of second part, but so as to make each of them liable in damages in respect of any breach of any of the covenants herein contained to the extent of one-half only of such damages.

In witness whereof, I set my hand this 9th day of June, 1993.

X
EARL RANSON, JR.

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 Earl Ranson Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville Tennessee this 9th day of June, 1993.

Monte D. Watkins
Notary Public

My Commission Expires: 7-24-93

MONTE D. WATKINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$81.00
William L. Ford
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June 1993.
Deputy Register

THIS INSTRUMENT WAS PREPARED BY B. Wayne Davis, ATTORNEY

2.8.9 6.5.

IDENTIFICATION REFERENCE

JUN 10 12 03 PM '93

PAT Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

6052 06/10 0101 03CHECK 8.00