Name and Address of New Owners:

Eddie E. Epps
4436 Pebble Creek Blvd
Antioch TN 37013

THIS INSTRUMENT PREPARED BY:
B. JO ATWOOD, Attorney at Law
Suite 105, 320 West Main Street
Murfreesboro, Tennessee 37130

Send Tax Notices To:

Castle Mortgage Corp
Attn: Tax Service Dept
S-507, Nashville, TN 37217

FROM INFORMATION FURNISHED BY
THE PARTIES

Map 149 Group Parcel 5

WARRANTY DEED BOOK 9379 PAGE 864

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, PRINSTON PROPERTIES, INC., a Tennessee corporation, (a two-thirds interest), and GREG PRINCE, (a one-third interest), have bargained and sold and do hereby transfer and convey unto EDDIE E. EPPS, his heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 74, PEBBLE CREEK, SECTION ONE, according to plat and survey of same appearing of record in Book 5210, page 72, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Prinston Properties, Inc., a Tennessee corporation, (a two-third interest), and Greg Prince, (a one-third interest), by Deed of record in Book 9087, page 484, of the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all restrictions and easements of record that are applicable to the above described property, and to zoning restrictions and regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The grantors covenant with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 1994 property taxes, which taxes shall be prorated between the parties.

The grantors further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

I, Laura D. Prince, spouse of Gregory A. Prince, hereby join in this conveyance to convey any and all marital interest I may have in and to said property.

WITNESS MY HAND, on this the 8th day of June, 1994.

Prinston Properties, Inc., a Tennessee corporation

By: _____
REX CREVISTON, JR., President

_____
GREG PRINCE a/k/a GREGORY A. PRINCE

_____
LAURA D. PRINCE

By: _____
GREGORY A. PRINCE, Attorney-In-Fact for Laura D. Prince

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, REX CREVISTON, JR., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes contained therein, and who further acknowledged that he is the President of the maker, or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker, PRINSTON PROPERTIES, INC.

WITNESS MY HAND, at office, on this the 8th day of June, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 6/12/95

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared berfore me, GREGORY A. PRINCE, one of the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker, or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, LAURA D. PRINCE, by virtue of an instrument of record in Trust Deed Book A-902, page 253, of the Register's Office of Rutherford County, Tennessee.

WITNESS MY HAND, at office, on this the 8th day of June, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 6/12/95

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 81,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

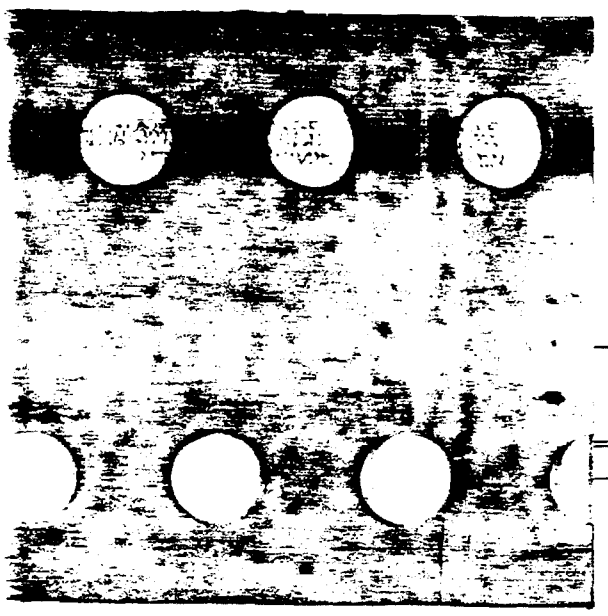
Sworn to and subscribed before me on this the 8th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: 6/12/95

Prepared BY:
B. Jo Atwood, Attorney at Law
Suite 105, 320 West Main Street
Murfreesboro, TN 37130

61587
IDENTIF. ➔ REFERENCE
94 JUN 16 AM 9:47
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
[illegible] 31.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9379 PAGE 867

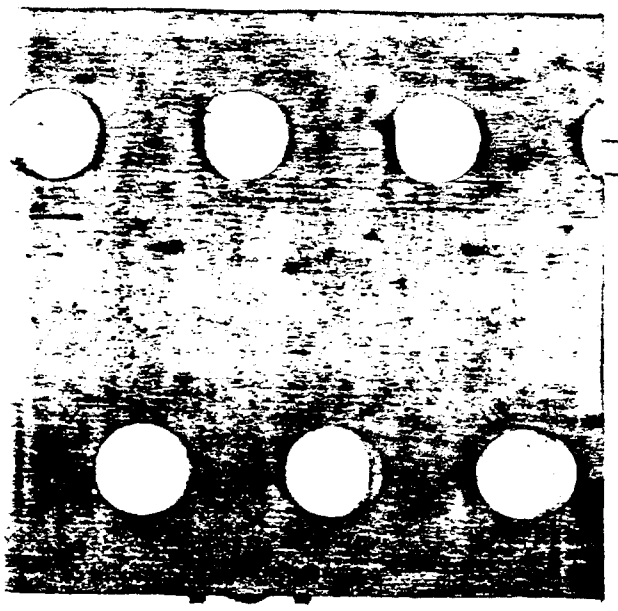
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 81900.00
CON TX 303.03
PRFEE 1.00
WDEED 12.00
TOTAL 316.03
CHECK 316.03

06/16/94 01 09:47 0001 6680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



61587
IDENTIF. ↑ REFERENCE

94 JUN 16 AM 9:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803420