50-B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9447 PAGE 654

ADDRESS NEW OWNER:
Todd Shea Lepkofker and Angela Lepkofker
2728 Emery Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 96-9
GROUP
PARCEL 58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Norman Couser and wife, Viola Couser, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Todd Shea Lepkofker and wife, Angela Lepkofker, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Meadowview Acres, Section II, of record in Book 2083, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Norman Couser and wife, Viola Couser by deed from Henry G. Cisneros, Secretary of Housing & Urban Development, as of record in Book 9270, page 425, Register's Office for Davidson County, Tennessee.

This is improved property known as 2728 Emery Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes, a lien but not yet due and payable.
2. Plan of record in Book 2083, page 52, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Todd Shea Lepkofker and wife, Angela Lepkofker, their heirs and assigns, forever; and we, Norman Couser and wife, Viola Couser, do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of August, 1994.

Norman Couser

Norman Couser

Viola Couser

Viola Couser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Norman Couser and wife, Viola Couser, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of August, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Dec. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 82,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of August, 1994.

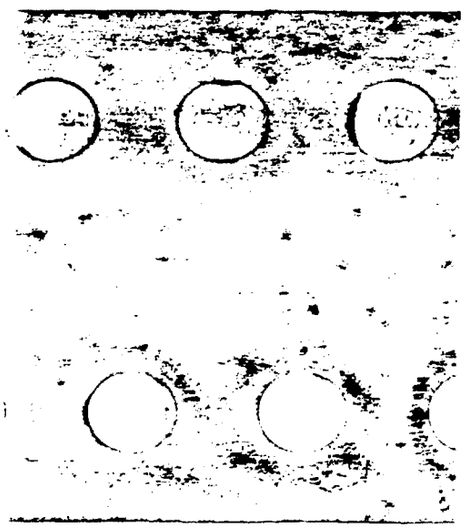
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: Dec. 20, 1996

94 AUG 26 PM 2:29
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

85229
IDENTIF. ↑ REFERENCE

3324 08/26 0101 03CHECK 312.40



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

RECEIVED OF _____

FOR _____

BOOK 9447 PAGE 656

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	82000.00
CON TX	303.40
PRFEE	1.00
	8.00
TOTAL	312.40
CHECK	312.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/26/74 01 14:28 0001 2324

85229

IDENTIF. ↑ REFERENCE

94 AUG 26 PM 2:29

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 828729