BOOK 9690 PG 32

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE 95

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY KEPHART AND WIFE,	SAME AS NEW OWNER	Map 83-1
PATRICIA DIANE KEPHART (NAME)	(NAME)	
2606 Colbert Drive (ADDRESS)	(ADDRESS)	Parcel 253
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	27W-2455

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, RONALD W. APPLE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY KEPHART AND WIFE, PATRICIA DIANE KEPHART

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:

SEE ATTACHED Exhibit "A" for legal description of property

00665117
IDENTIF. ↑ REFERENCE

95 JUN -2 PM 3:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS CONVEYANCE IS MADE SUBJECT TO THE PROPERTY TAXES FOR 1995, WHICH THE GRANTEES HEREIN SHALL BEAR SOLE RESPONSIBILITY FOR THE PAYMENT THEREOF.

unimproved ( )
This is improved (X) property, known as 914 Gallatin Road, Nashville, Tn 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of JUNE 19 95

Ronald W. Apple
Ronald W. Apple

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9690 PG 33

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ronald W. Apple

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 Nashville, Tennessee, this 1st day of JUNE, 1995.

Commission expires 5/23/98

Diane L. Keasey
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM: RONALD W. APPLE

TO: LARRY KEPHART AND WIFE, PATRICIA DIANE KEPHART

EXHIBIT "A"

Land in Davidson County, Tennessee, known as Lot No. 2 of the Subdivision of the Petway Lands as shown on the Plan of record in Plan Book 2, Page 42, Chancery Court of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point on the west line of Gallatin Road, 50 feet north of the intersection of said west line with the north line of Petway Avenue, said point of beginning being the northeast corner of Lot No. 1 of said Subdivision; thence northwardly along the west line of Gallatin Road, 50 feet to a point; thence west parallel with said north line of Petway Avenue a distance of 184 feet, more or less, to the east line of a 20 foot alley; thence south along said east line a distance of 50 feet more or less to the northwest corner of Lot No. 1; thence east along the north line of said Lot No. 1 a distance of 272 feet, more or less, to the point of beginning.

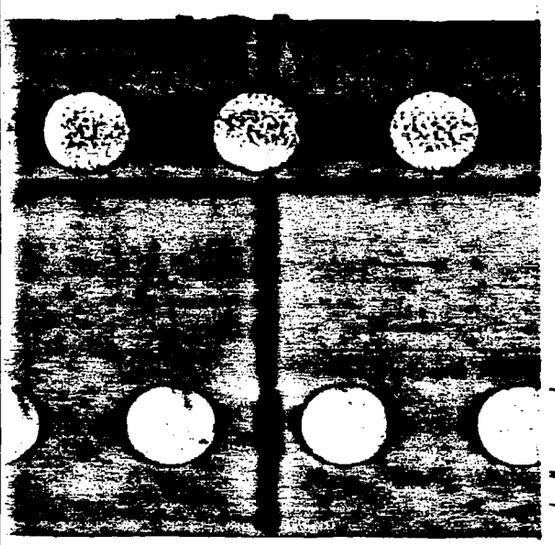
AND

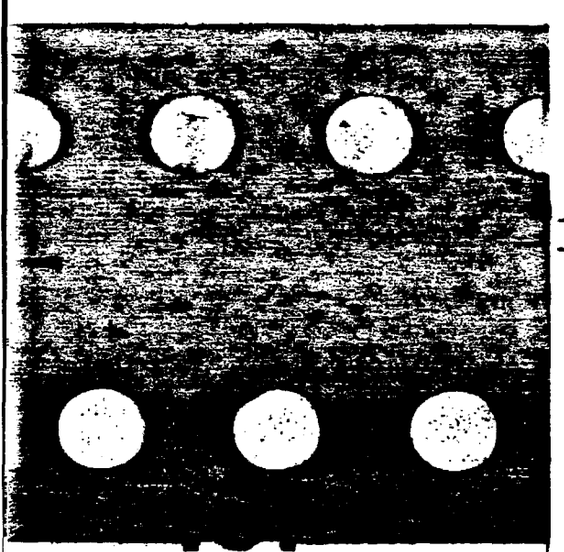
Land in Davidson County, Tennessee, known as Lot No. 1 of Petway's Subdivision of Lot No. 7 of teh Hobson Land, a plan of which is of record in Plan Book No. 2, Page 42, Chancery Court of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point where the north line of Petway Avenue intersects with the west line of Gallatin Road; thence northwardly along the said west line 50 feet to the southeast corner of Lot No. 2 of said Subdivision; thence west with the line between Lot Nos. 1 and 2, a distance of 172 feet, 10 1/2 inches, more or less, to the east line of an alley; thence south along east line a distance of 46 feet, more or less, to the north line of Petway Avenue; thence east along said north line a distance of 162.5 feet to the point of beginning.

Being the same property conveyed to J. T. Apple by deed from Exxon Corporation of record in Book 5290, Page 495, Register's Office for Davidson County, Tennessee. The said J. T. Apple having since died and the Grantor herein, Ronald W. Apple having been established as the only heir-at-law of J. T. Apple by Affidavit of Heirship of record in Book 9483, Page 876, Register's Office for Davidson County, Tennessee and being the same property conveyed to Ronald W. Apple by Quitclaim Deed from Michael P. Davis, Trustee, of record in Book 9438, Page 98, Register's Office for said County.

7308 06/02 0101 03CHECK 383.00





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

RECEIVED OF _____

FOR _____

BOOK 9690 PG 35

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	
				100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	383.00
			CHECK	383.00
06/02/95	01		15:16 0001	7308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066517
IDENTIF. ↑ REFERENCE

95 JUN -2 PM 3:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.916607