Prepared by John G. Doak, Sr., Attorney, 2525 Lebanon Road, Nashville, Tn., 37214, B.P.R.. # 2343

WARRANTY DEED

From:	George R. Moser and wife Othy J. Moser
To:	William D. Epley et wife Barbara S, Epley
New Owner :	William D. Epley et wife Barbara S, Epley
Address :	224 The Hollows Court Hendersonville Tn 37075
Send Tax Bills To:	Same
Map Number:	94
Parcel Numbers:	49 & 50
Fld. Bk. #'s	3DZ 00831 & 3DZ 00828

3411 08/17 0101 03CHECK 416.00

0090370
IDENTIF. ↑ REFERENCE

95 AUG 17 AM 9:53
FELIX Z. WILKINSON II REGISTER
DAVIDSON COUNTY, TN.

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Barbara S Epley
Affiant

Sworn to & subscribed before me July 31st, 1995

JOHN G. DOAK NOTARY PUBLIC Notary Public AT LARGE

Commission Expires: 3-24-97

FOR AND IN CONSIDERATION of the payment of One Hundred Ten Thousand Dollars ($110,000.00) cash-in-hand, the receipt and sufficiency of which is hereby acknowledged, Grantors, George R. Moser and wife Othy J. Moser have, this day, bargained & sold, and do hereby transfer & convey unto Grantees, William D. Epley et wife Barbara S. Epley assigns, the following described real property:

Two Tracts of land in the 3rd, formerly the 15th Civil District of Davidson County, Tennessee, being part of lot No. 8 on the Plan of Gilbert Logue's Tract, not of record, and described as follows:

Tract I (of 2 tracts) Begins on the eastern boundary line of the J. F. Gotschall Tract, at a point 120 feet north of the northwest corner of Lot No. 7 on the above mentioned plan, being the northwest corner of the property conveyed to G. R. Moser and wife by deed from Clyde Fuston, et al, of record in Book 1907, page 379, Register's Office for said County; thence with the eastern boundary line of said Gotschall Tract, north 3 degrees east 211.5 feet, more or less, to the original northwest corner of Lot No. 8; thence south 86-1/4 degrees east 484 feet to a stake at a northeast corner of said lot No. 8; thence south 1 degree 45 minutes west 230.5 feet to the northeast corner of the said Moser property; thence with the northerly line of the said Moser property, westerly 192 feet to a 15-foot right-of-way to the Lebanon Road; then north 87-1/2 degrees 295 feet to the beginning; together with an easement for right-of-way of a 15-foot roadway across the adjacent property to the south (Tract II) conveyed to G. R. Moser and wife by deed from Clyde Fuston, et al of record in Book 1907, page 379, said Register's Office, and a 40-foot roadway as shown on survey made by Z. J. Wilkinson, Surveyor, July 1, 1946, extending from the southerly line of said Moser property to the Lebanon Road; said Tract I, being the same real property conveyed to George R. Moser and wife Othy Moser by deed from Clyde Fuston and wife, Effie Fuston, dated April 20, 1960, filed April 22, 1960, and recorded in Book 3067, page 309, Register's Office for Davidson County, Tennessee.

Tract II (of the 2 tracts) begins at a point in the eastern boundary line of a tract of land owned by Gotschall, 293.5 feet northerly from the northerly margin of the Lebanon Pike, being the northwest corner of Lot No. 7 on said plan; thence with the northern boundary line of said lot No. 7 south 89° east 487 feet to a point in the western boundary line of the Hooberry and Benedict land; thence with the western boundary line of the said Hooberry and Benedict tract, north 1° 45' east 107.5 feet; thence westerly 192 feet to a 15 foot right-of-way to the Lebanon Pike; thence north 87-1/2° west 295 feet to the eastern boundary line of said Gotschall's land; thence with same, south 3° west 120 feet to the beginning; together with a 40-foot wide easement for ingress and egress from above described land (across Tract I) to Lebanon Pike (as shown on the survey by Z. J. Wilkinson, dated July 1st 1946); and subject to a 15 ft easement for a roadway across this tract (see Book 3067, Page

309, and Book 1907, page 379, R.O.D.C.); said Tract II, being the same real property conveyed to G. R. Moser and wife Othy J. Moser by deed from Clyde Fuston and wife, Effie Fuston, and Edgar C. Fuston and wife, Louise Fuston, dated October 16, 1950, filed October 19, 1950, and recorded in Book 1907, page 379, Register's Office for Davidson County, Tennessee.

This is improved real property; North of 1636 Lebanon Pike & East of the L&N R.R. in Davidson Co., Tn.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs & assigns, forever; and we covenant that we are lawfully seized and possessed of said real estate, in fee simple, that we have good right to convey it and that the same is unencumbered, except for current taxes (which are not yet due or payable), any applicable subdivision restrictions, zoning rules, regulations, & ordinances (if any there be), and to such matters as a comprehensive survey & physical inspection of the premises might disclose..

Grantors further covenant and bind themselves, successors, and assigns, to warrant and forever defend the title to the said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever. and Grantor further

Witness our hands effective July 31st, 1995.

George R Moser
George R. Moser

Othy J. Moser
Othy J. Moser

State of Tennessee
County of Davidson

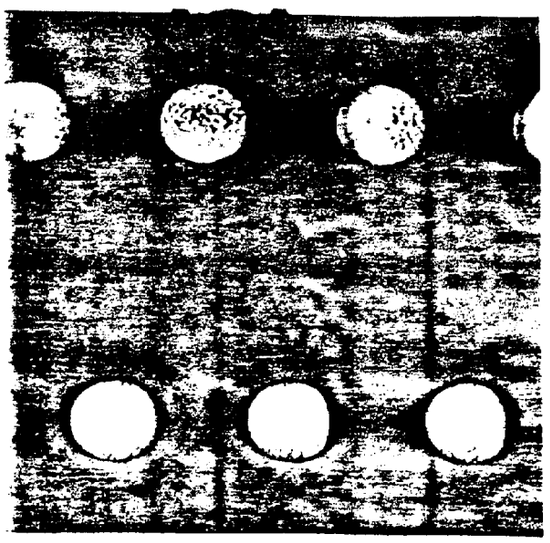
Before me, the undersigned, a Tennessee "Notary Public At Large", personally appeared the within named George R. Moser and wife Othy J. Moser, to me personally know, and subscribed the foregoing Warranty Deed; and did, under oath say that George R. Moser & G.R. Moser are one & the same person, and that Othy J. Moser & Othy Moser are one & the same person, and did acknowledge that they had executed the foregoing for the purposes therein contained.

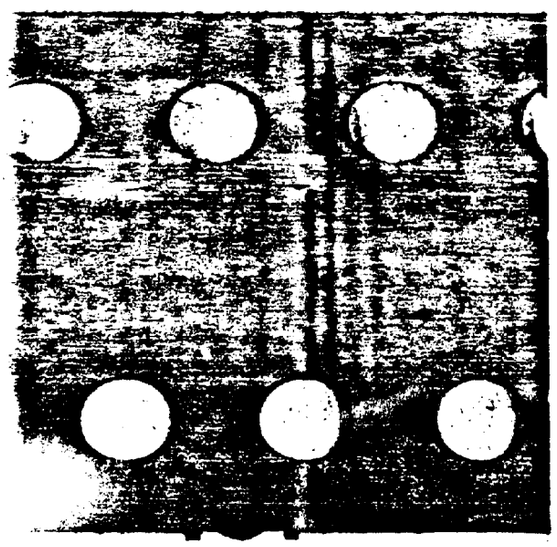
Witness my hand in Davidson County, Tennessee on July 31st, 1995

My Commission Expires: 5-24-97

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 9765 PG 113

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	
				110000.00
			CON TX	407.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	416.00
			CHECK	416.00
08/17/95	01		09:55 0001	3411

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0090370
IDENTIF. # REFERENCE

95 AUG 17 AM 9:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942385