Box 35

# WARRANTY DEED 10153 PG 717

File No: 00279962

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Vern Dant | Owner | Map 104-8 |
| [NAME] | [NAME] | |
| 1600 17th Avenue South | | Parcel 301 |
| [STREET ADDRESS OR ROUTE NUMBER] | [STREET ADDRESS] | |
| Nashville, TN | | |
| [CITY] [STATE] [ZIP] | [CITY] [STATE] [ZIP] | |

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Thomas N. Epps, ~~xxx~~married

have this day bargained and sold, and do hereby transfer and convey unto the said Vern Dant, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property conveyed herein is not the principal residence of the grantor.

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, } for this transfer is $ 212,265.85

Subscribed and sworn to before me, this the 15 day of August, 19 96

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved ( X ) property known as 1600 17th Avenue, South, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 15 day of August, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas N. Epps

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Thomas N. Epps, the within named bargainor(s), 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 Davidson COUNTY, Tennessee, this 15 day of August, 19 96.

Linda V. Jones
Notary Public

My Commission expires 11-10-97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

**WARRANTY DEED**

**FROM**

_____

**TO**

_____

_____

Compliments of
**Chicago Title Insurance Company**
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Land in Davidson County, Tennessee, described as follows, to-wit:

Being a part of Lot No. 54 in O.B. Hayes' plan of "Large Lots" as found of record in the Office of the Register for said County in Book No. 21, page 87, and fronting 42 feet on east side of 17th Avenue South. Beginning at a point in the easterly margin of said 17th Avenue South, formerly Addison Avenue, thirty-nine (39) feet southerly from the northerly line of said Lot No. 54, running thence parallel with said line eastwardly one hundred and fifty two and one-half (152 1/2) feet to an alley 14 1/2 feet wide; thence southerly along said alley forty-two (42) feet thence westwardly parallel with and eighty-one (81) feet from said line of Lot No. 54, 152 1/2 feet to the east margin of 17th Avenue 42 feet to point of beginning.

Being the same property conveyed to Thomas N. Epps from Vern Dant by deed of record in Book 9163, page 915, Register's Office for Davidson County, Tennessee.

TNE

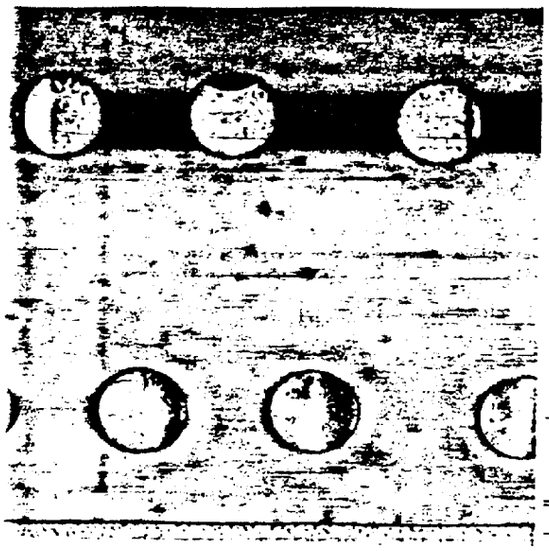
7849 08/16 0101 03CHECK 798.39

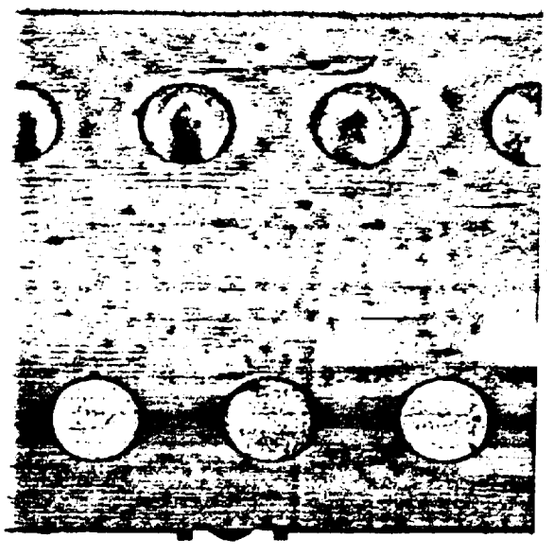
02155276

IDENTIFICATION REFERENCE

96 AUG 16 PM 1:52

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10158 PG 720

| | | |
|---|---|---|
| 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 212265.85
CON TX 785.39
PRFEE 1.00
WDEED 12.00
TOTAL 798.39
CHECK 798.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7849

02152 76
IDENTIF. ↑ REFERENCE

96 AUG 16 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1020413