This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

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ADDRESS NEW OWNER:
PAUL CARLTON
3608 Victoria Station Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
VOLUNTEER TRUST COMPANY
P. O. Box 995
Columbia, Tennessee 38402-0995

MAP **150-040**
PARCEL **062.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JOYCE A. EPPERSON, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **PAUL CARLTON, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 40-B, Zone Lot Division of Lots 38 thru 42, Chelsea of Priest Lake, Section 1-A, of record in Plat Book 6250, Page 87, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Joyce A. Epperson by Deed from Lynda S. Wagner of record in Book 9484, Page 975, Register's Office for Davidson County, Tennessee.

This is improved property known as 3608 Victoria Station Court, Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

0520230
IDENTIF. ↑ REFERENCE

98 DEC -3 AM 10:55
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

WITNESS my hand this the 20th day of November, 1998.

JOYCE A. EPPERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JOYCE A. EPPERSON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of November, 1998.

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $78,500.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of November, 1998.

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

5154 12/03 0101 03CHECK 301.45

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

RECEIVED OF _____

FOR _____

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 78500.00
				CON TX 290.45
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 301.45
				CHECK 301.45

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12/03/98 01 10:54 0001 5154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520230
IDENTIF. ↑ REFERENCE

98 DEC -3 AM 10:55
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

No. 1380171