This instrument prepared by:
Jóseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00287604

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BOX 1

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Joyce A. Epperson	(NAME) Chase Manhattan Mtg Corp	FB 2DX 8252
(STREET ADDRESS OR ROUTE NUMBER) 3705 Seasons Drive	(STREET ADDRESS) 3208B oleander Drive	Map 150-12-O-A
(CITY) Antioch (STATE) TN (ZIP) 37013	(CITY) Wilmington (STATE) NC (ZIP) 28403	Parcel 64

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Ramona S. Hale and husband, Richard L. Hale *have this day bargained and sold, and do hereby transfer and convey unto the said* Joyce A. Epperson *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 672 on the Final P.U.D. Plan of Somerset, Phase III, of record in Plat Book 6900, page 858, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ramona S. Hale and husband, Richard L. Hale, by deed from Phillips Builders, Inc., of record in Book 8567, page 551, Register's Office of Davidson County, Tennessee.

98 DEC 10 AM 10:36
PAUL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 05233372

STATE OF Georgia
COUNTY OF Gwinnett
Subscribed and sworn to before me this the 15th day of September 1998
Notary Public, Gwinnett County, Georgia
My Commission Expires July 12, 2002
Affiant
Kimberly M Barnett
Notary Public

The actual consideration or value whichever is greater, for this transfer is $ 141,000.00

This is unimproved ( ) property, known as 3705 Seasons Drive (House Number) (Street) (P.O. Address) Antioch, TN (City or Town) *improved (X)*

8524 12/10 0101 03CHECK 532.70

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 covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our 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, claiming by, through or under the grantor.

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 hand this 23rd *day of* November *19* 98 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ramona S. Hale

Richard L. Hale

Ramona S. Hale

Richard L. Hale

STATE OF Georgia)
COUNTY OF Gwinnett)

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On this 15th day of September, 1998 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ramona S Hale Richard L Hale, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that s/he/they executed the same.

SEAL NOTARY PUBLIC GEORGIA GWINNETT COUNTY

Kimberly M Bagett
Notary Public

My Commission Expires:

Notary Public, Gwinnett County, Georgia
My Commission Expires July 12, 2002

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	141000.00
			CON TX	521.70
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	532-70
			CHECK	532-70
12/10/98	01	10:37 0001		8524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

D5233372
IDENTIF. # REFERENCE

98 DEC 10 AM 10:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383503