Prepared by
RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

Maximum Principal Indebtedness
For Tennessee Recording Tax
Purpose is $ 41,000.00

43

STATE OF TENNESSEE
COUNTY OF Davidson

TNT 12273

The actual consideration or value whichever is greater, for this transfer is $ 41,000.00

Affiant

Subscribed and sworn to before me, this 18th day of October, 1999.

My commission expires

Notary Public

JOHN PEACOCK
NOTARY PUBLIC
LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires
July 23, 2003

BOOK 11715 PAGE 9

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	**Prepared By:** Kristal L. Smith, Atty. c/o TransContinental Title Co. 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
1626 24TH AVENUE NORTH NASHVILLE, TN 37208	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 81/10/335

3149 10/25 0101 03CHECK 166.70

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

THOMAS E. EPPERSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ANGELA MARTIN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

SEE APPENDIX A

Property Address: 1626 24TH AVENUE NORTH, NASHVILLE, TN 37208

199906496 72

RECEIPT # REFERENCE

99 OCT 25 AM 10:17

REGISTER
DAVIDSON COUNTY, TN.

This conveyance is made subject to:

BOOK 11715 PAGE 10

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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

WITNESS my hand this 18th day of October, 1999.

Thomas E. Epperson

RECORDED BY
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

State of Tennessee
County of DAVIDSON

On this 18th day of October, 1999, before me personally appeared THOMAS E. EPPERSON to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires July 23, 2003

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

APPENDIX A

LAND in Davidson County, Tennessee, being the northerly 54 feet of the southerly 107.5 feet of Lot no. 14 on the Subdivision of Georgia Indus· Realty Company's North Nashville Property, as of record in Book 421, P· 188, Register's Office for said County. Described as follows:

BEGINNING at a point in the easterly margin of 24th Avenue, North, Said point being 307.5 feet south of the intersection of said Avenue and Osage Street and being 107.5 feet north of the common corner of Lots Nos. 14 and 15; thence southerly along the easterly margin of 24th Avenue, Nor·· 54 feet to an iron pin; thence easterly and parallel to the northerly lir. of Lot No. 15, 210 feet to an iron pin in the westerly margin of lot No. ··; thence northerly along said margin of said lot, 54 feet too point; then·· westerly 210 feet to he point of beginning.

RECORDER'S NOTE
LEGIBILITY OF WRITING, TY··· C.
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIV···

BEING THE SAME PROPERTY CONVEYED TO THOMAS E. EPPERSON, BY QUIT CLAIM DEED FROM CORDELIA E. PITT, DATED APRIL 1, 1999, AND RECORDED APRIL 1, 1999 IN BOOK 11411, PAGE 661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11715 PAGE 12

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

06496 72

REFERENCE

99 OCT 25 AM 10:17

REGISTER
DAVIDSON CO. TN.

CAMT	41000.00
CON TX	151.70
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	166.70
CHECK	166.70

10/25/99 01 10:20 0001 3149

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1530934