WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

x Julie G Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October 19 99

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: March 24, 2001 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann E. Epperson	Fifth Third Bank, Kentucky, Inc.	MAP #39
(NAME)	(NAME)	
6919 Old Hickory Blvd.	250 W. Main Street	PARCEL #270
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Lexington, KY 40507	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerry J. Terfinko and wife, Martha Terfinko

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann E. Epperson and Julie G. Gardner ~~, as joint tenants with right of survivorship~~

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, being the entire tract shown on the plan of Binkley's 1-Lot Subdivision (revised) of record in Book 6200, Page 794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

BEING the same property conveyed to Jerry J. Terfinko and wife, Martha Terfinko by Quitclaim deed from Larry D. Craig, of record in Book 10880, Page 275, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

MAIL ENV. 0651304

99 OCT 28 AM 9:58
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 6919 Old Hickory Blvd., Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

10/28/99 0101 03CHECK 316.25

Witness our hand s this 26th day of October 19 99

Jerry J. Terfinko
Jerry J. Terfinko

Martha Terfinko
Martha Terfinko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry J. Terfinko and wife, Martha Terfinko

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of October 19 99.

Commission expires March 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11720 PAGE 350

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

065 | 304
DOCUMENT REFERENCE

99 OCT 28 AM 9:58
BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT	82500.00
CON TX	305.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	316.25
CHECK	316.25

10/28/99 01 10:02 0001 4864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1532631