Davidson County DEEDWARR
Recvd: 09/21/00 09:53 2pgs
Fees:11.00 Taxes:972.64

20000921-0093838

Prepared by:
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428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $262,875.00

Michael D. Hamilton
Affiant

Subscribed and sworn to before me, this 15th day of September, 2000.

Notary Public
My commission expires: 10/9/03

My Commission Expires October 9, 2003

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael D. Hamilton	SunTrust Bank	131-04-0-113
1100 Woodvale Drive	1 Park Place, N.E.	
Nashville TN 37204	Atlanta, GA 30303	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clarence Leslie Kepley and wife, Mary Belle Kepley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael D. Hamilton and wife, Pamela J. Hamilton, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 of Block 17 on the Map of College Park of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

Said Lots 13 and 14 adjoin and front together 100 feet on the northerly side of Woodvale Drive and run back 156 feet 7 inches on the westerly line of Lot 14, and 154 feet 11 inches on the easterly line of Lot 13 along the westerly margin of Clarrice Avenue, to a dead line in the rear on which they measure 100 feet.

Included in the above description but expressley excluded from this conveyance is that portion of part of Lot No. 14 which was subdivided and sold to James E. Adams and wife, Mary L. Adams by Warranty Deed from Clarence Leslie Kepley and wife, Mary Belle Kepley, and Frank C. Kepley and wife, Elizabeth H. Kepley, on November 13, 1952, which is of record in Book 2101. page 283, Register's Office for Davidson County, Tennessee, to which book and page reference is hereby made for a more complete and accurate sescription thereof.

Being the same property conveyed to Clarence Leslie Kepley and wife, Mary Belle Kepley by deed from Ulyssess G. Early and wife, Emily White Early of record in Book 1390, page 434, Register's Office for Davidson County, Tennessee.
The signature of Mary Belle Kepley is hereby effected by the signature of her Attorney-in-fact, Clarence Leslie Kepley, pursuant to the Power of Attorney of record as Instrument No. 200007100068018, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1100 Woodvale Drive, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 15th day of September, 2000.

Clarence Leslie Kepley

Mary Belle Kepley
by Clarence Leslie Kepley
Atty - In - Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Clarence Leslie Kepley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for Mary Belle Kepley and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of September 2000.

Notary Public

My commission expires: October 9, 2000

CHEATHAM COUNTY, TENN.
NOTARY PUBLIC
My Commission Expires
October 9, 2000