Davidson County DEEDWARR
Recvd: 03/21/02 11:06 2pgs
Fees:13.00 Taxes:529.10

20020321-0034856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2002.

Notary Public

MY COMMISSION EXPIRES: 01/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence L. Kepley and wife, Mary Belle Kepley	New Owner	Map: 161-6-135
(NAME) 624 Huntington Ridge	(NAME)	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHNNIE BELL SMITH, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto CLARENCE L. KEPLEY AND WIFE, MARY BELLE KEPLEY, hereinafter called the GRANTEE(S), their heirs 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 Lot No. 259 on the plan of Huntington Park, Section 2, of record in Plat Book 4175, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnnie Bell Smith by Quitclaim Deed of record in Book 7481, page 235, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictions of record in Book 4393, page 383; and, any and all matters as shown on the plan of record in Plat Book 4175, page 108, said Register's Office.

Unimproved ( )
This is improved (X) property, known as 624 Huntington Ridge, Nashville, TN 37211
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 our hands this 20th day of March, 2002.

Johnnie Bell Smith

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Johnnie B. Smith who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of March, 2002.

Notary Public

My Commission Expires: 4/24/05

(SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027