WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Allen L. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2003

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen L. Brooks	Bank of America	081-10-0 063.00
(NAME)	(NAME)	
6951 Deshon Ridge Drive	830 North Central Avenue	
(ADDRESS)	(ADDRESS)	
Lithonia, Georgia 30058-8204	St. Petersburg, FL 33701	
(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, Thomas E. Epperson, a married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen L. Brooks, a married person, 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section One, Normal Heights, of record in Plat Book 2331, page 21, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the southwesterly side of Delk Avenue and runs back 150 feet on the northwesterly line and 150.4 feet on the southeasterly line, to dead line measuring 54 feet thereon.

Being the same property conveyed to JOHN E. WOODS AND WIFE, MAURINE H. WOODS, by deed from RICHLAND DEVELOPMENT COMPANY INCORPORATED, of record Book 2440, page 445, said Register's Office. The said John E. Woods having predeceased Maurine H. Woods and the Maurine H. Woods having since died. The Will of Maurine H. Woods of record in Will Book 237, page 800, Davidson County Probate Court Clerk's Office devised the subject property to Thomas Epperson.

This is not the principle residence of the grantor.

unimproved ☐

This is improved ☒ property, known as 2617 Delk Avenue, Nashville, TN 37208
(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.

Witness my hand this 21st day of June, 2002.

Thomas E. Epperson

Davidson County DEEDWARR
Recvd: 06/28/02 08:03 2pgs
Fees:13.00 Taxes:209.05
20020628-0077973

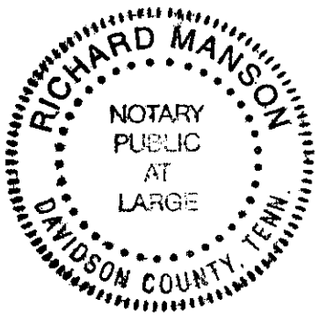
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Epperson the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2002.

Commission expires:



My Commission Expires MAY 28, 2003

Notary Public