WARRANTY DEED

BOOK 4412 PAGE 76

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Raymond M. Pegram (NAME)	First Federal Savings & Loan (NAME)	Map 60-3
150 Southridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave. North (STREET ADDRESS)	Par. 80
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	pw

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand Two Hundred Thirty Six and 11/100 ($19,236.11)---------- *Dollars,*

of which $7,200.00 has been paid in cash by Raymond M. Pegram and wife, Mary E. Pegram, the receipt of which is hereby acknowledged, and the said Raymond M. Pegram and wife, Mary E. Pegram assumes and agrees to pay the unpaid balance of $12,036.11 of an original indebtedness of $12,700.00 secured by deed of trust of record in book 4020,page 545, Register's Office for Davidson County, Tennessee,

we, Harry R. Byrd and wife, Rena Byrd

have this day bargained and sold, and do hereby transfer and convey unto the said

Raymond M. Pegram and wife, Mary E. Pegram, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 111 on the Plan of Section I, Oak Park, as of record in Book 3600, page 84, Register's Office for said County, described as follows:
BEGINNING at a point in the southeasterly margin of Larkspur Drive, at the corner of Lots 110 and 111; thence with the line between said lots, southeasterly 180.33 feet to a corner of Lot 112; thence with the line between Lots 111 and 112, northeasterly 145.87 feet to a point in the southwesterly margin of Southridge Drive; thence with the margin of the same, northwesterly 117.61 feet to the beginning of a curve; thence around curve, southwesterly 39.51 feet to a point in the southeasterly margin of Larkspur Drive; thence with the margin of the same, southwesterly 106.93 feet to the point of beginning.
Being the same property conveyed to Harry R. Byrd and wife, Rena Byrd by deed from Robert Lawrence Byrd and wife, of record in book 4392, page 406, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,236.11

Subscribed and sworn to before me, this the 17th day of April 19 70

Affiant Raymond M. Pegram

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Emory

This is improved ( ) unimproved (X) property, known as 150 Southridge Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Raymond M. Pegram and wife, Mary E. Pegram, their

(successors),

heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except by deed of trust as above set out.

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Raymond M. Pegram and wife, Mary E. Pegram, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 17th *day of* April, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry R Byrd

Rena Byrd

This Instrument Was Prepared By
Dewey W. Pedigo (mc)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Wm R E Martin, *a Notary Public in and for said County and State,* Harry R. Byrd and wife, Rena Byrd, *the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 7th *day of* April, *19* 70.

Wm R E Martin
Notary Public

Commission expires July 21 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

Guaranty Title 207283

WARRANTY DEED

FROM
R.
Harry/Byrd , et ux

TO
Raymond M. Pegram, et ux

A 74970

IDENTIF. REFERENCE

APR 20 3 15 PM '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

APR 20 70	CONV	19,236.11			
APR 20 70	S'TAX		A*	49.92	
APR 20 70	PR'FEE		A*	.50	
APR 20 70	W'DEED		A*	3.00	* 53.42

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE