THIS INSTRUMENT PREPARED BY:
JIM H. WACHTER, Attorney
330 South Gallatin Road, Madison, Tenn.

Send Tax Notices To:

WARRANTY DEED BOOK 4434 PAGE 939 MADISON TITLE COMPANY

For and in consideration of the sum of TEN and NO/100 ---------- **DOLLARS ($** 10.00 **),**

Map 42-11
Pcl 120 pw

Cash in hand paid, the Promissory Note of James H. Wachter and wife, Carol J. Wachter, in the principal amount of ($5,840.00) dated July 1, 1970, which note is to be secured by the property herein conveyed, and other good and valuable consideration, the receipt of which is hereby acknowledged, we;

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $22,000.00 Affiant James H. Wachter
Subscribed and sworn to before me this 29th day of July 1970
Deputy Register D. Burklee

Herbert Edward Pendergrass, and wife, Antonia Pendergrass

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
James H. Wachter, and wife, Carol J. Wachter

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson **County, State of Tennessee, described as follows:**

Land in Davidson County, Tennessee, being lot No. 11 on Map of Section One, Morning View Subdivision, of record in book 2133, page 95, Register's Office for Davidson County, Tennessee.

Said lot No. 11 fronts 110 feet on the east side of Graycroft Avenue and runs back between lines 372.39 feet on the North line and 405.58 feet on the South line to a dead line in the rear, measuring 143 feet thereon.

Being the same property conveyed to R. M. Eller and wife, Johnnie Eller by deed from J. C. Thompson Construction Company, Inc., of record in book 2642, page 241, Register's Office for Davidson County, Tennessee

Being the same property conveyed by Warranty Deed to Herbert Edward Pendergrass, and wife, Antonia Pendergrass, from R. M. Eller and wife, Johnnie Eller, of record in book page , Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in book 2280, page 367, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for mortgage and note with First Federal Savings and Loan Association, which principal balance, the Grantees named herein, do promise and agree to assume and pay. 1970 Taxes are to be prorated.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

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

In witness whereof, the Grantor has hereunto set his hand on this, the 29th **day of** July **, 19** 70

Shirley Layne — Herbert Edward Pendergrass
Pauline Herbert — Antonia Pendergrass

STATE OF TENNESSEE
COUNTY OF Pinellas

Before me, Shirley Layne **, a Notary Public in and for the State and County aforesaid, personally appeared the within named** Herbert Edward Pendergrass and wife, Antonia Pendergrass

the 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 Capital Rain Florida **Tennessee this, the** 29th **day of** July **, 19** 70

Shirley
Notary Public

My commission expires:

NOTARY PUBLIC

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires:

WARRANTY DEED

From Herbert Edward Pendergrass and wife, Antonia Pendergrass

To James H. Wachter, and wife, Carol J. Wachter

A 85243

IDENTIF. T REFERENCE

JUL 29 3 18 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

[illegible]

[illegible]
Madison, Tennessee

JUL 29	CONV	22,000.00				
JUL 29	S'TAX		A*	57.20		
JUL 29	PR'FEE		A*	.50		
JUL 29	W'DEED		A*	3.00	*	60.70