This instrument prepared by Robert L. Jackson, Atty., American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4468 PAGE 850

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
A & A Engineers, Inc. (NAME)	First Federal Savings & Loan (NAME)	Map 120-2
300 Franklin Limestone Rd (STREET ADDRESS OR ROUTE NUMBER)	4th and Union (STREET ADDRESS)	Par. 31
Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Ten ($10.00) and no/100 *Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged and the agreement by Grantees to assume the mortgage indebtedness to First Federal Savings and Loan Association, with a balance due in the amount of $7,926.83,

We, Elvis N. Pendergrass and wife, Melba P. Pendergrass

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

A & A Engineers, Inc.

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 218 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said county, described as follows:

Beginning at a point in the south margin of Kermit Drive at the corner of Lots Nos. 218 and 219; thence with the line between said lots, southerly 158.3 ft. to the north line of Lot No. 242; thence with the line of the same, westerly 77.4 ft. to the east margin of Goodbar Drive; thence with the margin of the same, northerly 136.1 ft. to the beginning of a curve; thence around said curve northeasterly 30.36 ft. to the south margin of Kermit Drive; thence with the margin of same, easterly 58.41 ft. to the beginning. This property is improved and is known as 1301 Kermit Drive, Nashville, Tennessee 37217.

Being the same property conveyed to Elvis N. Pendergrass and wife, Melba P. Pendergrass, by deed from William Taylor Elizer and wife, Sandra T. Elizer, of record in Book 4236, page 13, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $11,326.83

Subscribed and sworn to before me, this the 23 day of Dec 19 70

Affiant

My commission expires: 8-8-71 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1301 Kermit Drive, Nashville, Tenn. 37217
(House Number) (Street) 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

A & A Engineers, Inc.

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 as shown.

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

A & A Engineers, Inc., their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 23rd day of December, 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.*

Elvis N. Pendergrass

Melba P. Pendergrass

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Elvis N. Pendergrass and Melba P. Pendergrass

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 23 *day of* Dec. *19* 70

Helen Mills
Notary Public

Commission expires 8 8 71

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 _____

DEC 23 70 CONV 11,326.87
DEC 23 70 S'TAX A* 29.38
DEC 23 70 PR'FEE A* .50
DEC 23 70 W'DEED A* 3.00 * 32.88

WARRANTY DEED

FROM

Elvis N. Pendergrass, et ux

TO

A & A Engineers, Inc.

B 0 0 2 5 3

IDENTIF. REFERENCE

Dec 23 2 12 PM '70

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE