This instrument prepared by Frank E. Lee, Attorney, 802-51st Avenue North, Nashville, Tennessee

BOOK 4472 PAGE 690

Address of new owner and send tax bills to:

W. J. Pendergrass, et ux
1115 Woodland Street
Nashville, Tennessee, 37206

Map-Parcel numbers
1821 - 2265
83 - 9 - 144 (SH

WARRANTY DEED

For and in consideration of the sum of Eighteen Thousand ($18,000.00) Dollars cash in hand paid, receipt of which is herepy acknowledged, and for other good and sufficient consideration, we, Herbert E. Pendergrass and wife, Antonia A. Pendergrass, have bargained and sold, and by these presents do transfer and convey unto the said W. J. Pendergrass and wife, Mary F. Pendergrass, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 1 on the map of Bransford-McWhirter subdivision of the Allison Home Place, of record in Book 161, Page 109, Register's Office for said County.
>
> Said Lot No. 1 fronts 50.7 feet on the north side of Woodland Street and runs back between lines 175.5 feet on the westerly line, and 188.32 on the easterly line along the westerly margin of 12th Street to an alley in the rear on which it measures 50 feet more or less.
>
> Being the same property conveyed to Herbert E. Pendergrass by deed from Mary I. Warner and Imelda Warner, of record in Book 1360, Page 342, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 1113 and 1115 Woodland Street, Nashville, Tennessee, 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert E. Pendergrass and wife, Antonia A. Pendergrass, their heirs and assigns, forever.

And we do covenant with the said W. J. Pendergrass and wife, Mary F. Pendergrass, 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, except as of record may appear.

And we, Herbert E. Pendergrass and wife, Antonia A. Pendergrass, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to

the said land to the said W. J. Pendergrass and wife, Mary F. Pendergrass, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 6th day of ~~December~~ January, 1971.

Herbert E. Pendergrass

Antonia A. Pendergrass

STATE OF FLORIDA

COUNTY OF Gilchrist

I, an officer authorized to take acknowledgements of deeds according to the laws of the State of Florida, duly qualified and acting, hereby certify that Herbert E. Pendergrass and Antonia A. Pendergrass to me personally known, this day acknowledged before me that they executed the foregoing Warranty Deed, and I further certify that I know the said persons making said acknowledgement to be the individuals described in and who executed the said instrument.

And I further certify, that said Antonia A. Pendergrass is known to me to be the wife of the said Herbert E. Pendergrass and that she this day acknowledged to and before me separately and apart from her husband, that she executed the said Warranty Deed for the purpose of renouncing and relinquishing her dower and right of dower and separate estate in and to the lands therein described, and that she executed the same freely and voluntarily and without compulsion, constraint, apprehension or fear of, or from, her said husband.

Witness my hand and official seal in the county and state last aforesaid this 6th day of ~~December~~ January, ~~1970~~ 1971.

Notary Public
Commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 11 day of December, 19 70.

My commission expires: 3-24-71
(Affix Seal)

Affiant

Notary Public

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JAN 11 71	CONV	18,000.00				
JAN 11 71	S'TAX		A*	46.80		
JAN 11 71	PR'FEE		A*	.50		
JAN 11 71	W'DEED		A*	3.00	*	50.30

801455

IDENTIF. REFERENCE

JAN 11 12 39 PM '71

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.