WARRANTY DEED

BOOK 4494 PAGE 691

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leon E. Murgrove (NAME)	1st & Mid-South Mortgage Co. (NAME)	Map 135 B
312 Paragon Mills Rd. (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Pcl. 114
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 4178, page 848, Register's Office for Davidson County, Tennessee.

We, William F. Pell and wife, Carol S. Pell

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

Leon E. Musgrove and wife, Bobbie J. Musgrove,

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

Land in Davidson County, Tennessee, being Lot No. 68, Windsor Park Subdivision, as of record in Book 3600, page 64, Register's Office for said County.

Said Lot No. 68 fronts 70 feet on the northerly margin of Paragon Mills Road and runs back 131.73 feet on the westerly line and 208.53 feet on the easterly line, to a line at the rear, measuring 103.92 feet thereon.

Being the same property conveyed to William F. Pell and wife, Carol S. Pell by deed from Bertha P. Estes as of record in Book 4391, page 516, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,319.30

Subscribed and sworn to before me, this the 2 day of April, 1971

Affiant

My commission expires: 5-7-74 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as ..... (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

Leon E. Musgrove and wife, Bobbie J. Musgrove,

their ~~XXXXXX~~ 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 noted above.

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

Leon E. Musgrove and wife, Bobbie J. Musgrove, their ~~XXXXX~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 13 day of April, 19 71 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Carol S. Pell

X William F. Pell

This Instrument Was Prepared By

Phillip Saindon (pbs)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF Texas

COUNTY OF Wharton

BOOK 1494 PAGE 692

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Vivian A. Lawrence, *a Notary Public in and for said County and State,* William F. Pell and wife, Carol S. Pell

the within named bargainors, 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 13th *day of* April, *19* 71

Vivian A. Lawrence *Notary Public*

Commission expires 1 June 1971

Vivian A. Lawrence

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 .....

APR20 71	CONV	19,319.30				
APR20 71	S'TAX		A*	50.18		
APR20 71	PR'FEE		A*	.50		
APR20 71	W'DEED		A*	3.00	*	53.68

WARRANTY DEED

FROM

WILLIAM F. PELL, ET UX

TO

LEON E. MUSGROVE, ET UX

B 11551

IDENTIF. REFERENCE

Apr 20 10 44 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON