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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$17,950.00

Charles H. Deering
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 19 71

Harold Reeves
Notary Public Harold Reeves

MY COMMISSION EXPIRES: 11/12/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Deering Etux (NAME)	Thomas & Hill, Inc. (NAME)	5D 39151
5204 Wessex Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833 (STREET ADDRESS)	Map. 162-1
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Charleston, West Va. 25327 (CITY) (STATE) (ZIP)	Par. 64

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Edna B. Pendergrass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Deering Et ux Bobbie D. Deering

HEREINAFTER CALLED THE GRANTEES, 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. 44 on the Plan of Southwood Subdivision of record in Book 2663, Page 125, Register's Office for Davidson County, Tennessee.

SAID Lot No. 44 fronts 133 feet on the East side line of Wessex Drive and runs back 160 feet on the North margin and 130 feet on the South margin and measures 136.34 feet along the rear of said property.

BEING the same property conveyed to Edna B. Pendergrass by deed from the Hillview Company of record in Book 3248, Page 185, aforesaid Register's Office.

THIS conveyance is subject to the restrictions of record in Book 2904, Page 51, aforesaid Register's Office.

unimproved ( ) / This is improved (X) property, known as 5204 Wessex Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ~~my~~ hand this 19th day of July, 19 71.

Edna B. Pendergrass
Edna B. Pendergrass

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edna B. Pendergrass

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of July 1971

Commission expires 11/12/72

Harold Reeves
Notary Public

STATE OF TENNESSEE
Davidson County

Harold Reeves

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

EDNA B. PENDERGRASS

TO

CHARLES H. DEERING ET UX

B 23640

IDENTIF. REFERENCE

JUL 20 2 50 PM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box #2

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

JUL 20?? CONV 17,950.00
JUL 20?? S'TAX A* 46.54
JUL 20?? F'FEE A* .50
JUL 20?? WDEED A* 4.00 * 51.04