WARRANTY DEED

BOOK 4530 PAGE 756

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon E. Morrow, et ux (NAME)	SAME (NAME)	Map 73-16 Par. 63
2953 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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.

AUG 20 75	CONV	38,750.00			
AUG 20 75	S'TAX		A*	100.62	
AUG 20 75	PR'FEE		A*	.50	
AUG 20 75	W'DEED		A*	8.00	* 109.12

This Instrument Was Prepared By

Dewey Pedigo

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

We, Dewey Allen Pedigo and wife, Willie Mae Pendergrass Pedigo, / *have bargained and sold, and by these presents do transfer and convey unto the said* Gordon E. Morrow and wife, Lois S. Morrow, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot "O" on the unrecorded map of Sunset View Subdivision, and a tract of land lying immediately northeast of said Lot, described together according to a survey made by Turner Engineering Co., Inc., Consulting Engineers, February 4, 1964, as follows:

Beginning at an iron pin on the northeasterly margin of McGavock Pike 124.56 feet southeasterly from the southwest corner of Lot No. 1 on said Subdivision conveyed to City of Nashville, by deed from Andrew J. Moore, of record in Book 2594, page 58, Register's Office for said County; thence with the northeasterly margin of said Pike around a curve having a radius of 1659.65 feet in a southeasterly direction 202.04 feet to an iron pin; thence north 57° 07' east 380.95 feet, more or less, to the Cumberland River; thence with the left bank of said River northwestwardly 205 feet, more or less; thence south 57° 07' west 307.13 feet, more or less, to the beginning, containing 1.57 acres, more or less.

Being the same property conveyed to Dewey O. Allen and wife, Willie Mae Allen, by deed from C. J. Sain and wife, Celestine F. Sain, of record in Book 3679, page 545, Register's Office for said County; said grantees' names having since been changed to Dewey Allen Pedigo and Willie Mae Pendergrass Pedigo, by Decree of the Davidson County Court recorded in Minute Book 193, page 187, County Court Clerk's Office for Davidson County, Tennessee.

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 38,750.00

Subscribed and sworn to before me, this the 18th day of August, 19 75

My commission expires: May 25 1975 (Affix Seal)

Affiant

Notary Public

The above described property is conveyed subject to:

Instrument dated August 19, 1948, filed August 2, 1951, and recorded in Book 2016, page 1, and re-recorded in Book 2240, page 265, Register's Office for Davidson County, Tennessee, provides that "the setback line applicable to lots 0 and 1 to 7 inclusive shall be a line from McGavock Pike graduated from 50 feet on the line between Lot 0 and 1 through lots 1 to 7, both inclusive, to a point on the line between Lots 7 and 8, which is 150 feet east of the margin of said McGavock Pike."

A perpetual easement and right to flood premises, or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in Deed of Flowage Easement from E. P. Radabaugh and wife, Cliffadeane Radabaugh, to United States of America, dated November 30, 1953, filed December 1, 1953, and recorded in Book 2240, page 613, Register's Office for Davidson County, Tennessee.

1971 taxes, which have been pro-rated this date and assumed by the grantees.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gordon E. Morrow and wife, Lois S. Morrow, their *heirs and assigns, forever.*

And we *do covenant with the said* Gordon E. Morrow and wife, Lois S. Morrow, *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.*

And we, Dewey Allen Pedigo and wife, Willie Mae Pendergrass Pedigo, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Gordon E. Morrow and wife, Lois S. Morrow, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 18th *day of* August, *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.*

Dewey Allen Pedigo

Willie Mae Pendergrass Pedigo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Arthur Jones, Jr., a Notary Public in and for said County and State, the within named Dewey Allen Pedigo and wife, Willie Mae Pendergrass Pedigo,

the 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 August, 1971.

Arthur Jones, Jr., Notary Public

Commission Expires May 25, 1975.

STATE OF
COUNTY OF

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

the bargainor....., 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

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WARRANTY DEED

FROM

DEWEY ALLEN PEDIGO, ET UX

TO

GORDON E. MORROW, ET UX

827683

IDENTIF. REFERENCE

AUG 20 8 59 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON