BOOK 4567 PAGE 991 **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Clarence Eugene Adams (NAME)	Dobson & Johnson, Inc. (NAME)	Map 108-2
948 Colfax Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Par. 23
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	unp.

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by Clarence Eugene Adams and wife, Donna Faye Adams, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Melvin C. Pedigo and wife, Christine Pedigo,

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

Clarence Eugene Adams and wife, Donna Faye Adams,

their ~~XsXcXeXoXsX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 61 on the Map of Happy Acres, as of record in book 2331, page 63, Register's Office for said County.

Said Lot No. 61 fronts 101 feet on the westerly side of Colfax Drive, and extends back 197.2 feet on the northerly line, and 197.1 feet on the southerly line, to a dead line measuring 101 feet thereon.

Being the same property conveyed to Melvin C. Pedigo and wife, Christine Pedigo, by deed from Samuel G. Crough, Jr. and wife, as of record in Book 2999, page 23, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,500.00

Subscribed and sworn to before me, this the 10th day of January 19 72

Affiant: Clarence Eugene Adams

My commission expires: 8/9/72 (Affix Seal)

Notary Public: Darnell G. Dodd

This is ( ) unimproved ( ) improved 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

Clarence Eugene Adams and wife, Donna Faye Adams, 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.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Clarence Eugene Adams and wife, Donna Faye Adams, their ~~XXXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 10th *day of* January, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Melvin C. Pedigo
Melvin C. Pedigo

X Christine Pedigo
Christine Pedigo

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Melvin C. Pedigo and wife, Christine Pedigo, *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* 10th *day of* January, *19* 72

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

JAN 11 72 CONV 16,500.00
JAN 11 72 S'TAX A* 42.90
JAN 11 72 PR'FEE A* .50
JAN 11 72 W'DEED A* 4.00 * 47.40

WARRANTY DEED

FROM

Melvin C. Pedigo, et ux

TO

Clarence Eugene Adams, et ux

B 44397

IDENTIF. REFERENCE

JAN 11 11 14 AM '72

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

Dobson & Johnson, Inc.