WARRANTY DEED

BOOK 4799 PAGE 413

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Pearl A. Peay (NAME)	Security Federal Savings & Loan (NAME)	MAP 90-12
604 American Road (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	PAR. 125
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37204 (CITY) (ZONE) (STATE)	W P.

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee

FOR AND IN CONSIDERATION of the sum of ($10.00) - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - *Dollars,*

cash in hand paid and other good and valuable considerations, paid by the grantee, the receipt of which is hereby acknowledged,

We, Lafayette Nelson Kennedy and wife, Helen L. Kennedy,

have this day bargained and sold, and do hereby transfer and convey unto the said Pearl A. Peay, her

~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Charlotte Park, Section I, as of record in Book 2663, pages 2 to 6 inclusive, Register's Office for said County.

Said Lot fronts 70 feet on the northeasterly side of American Road and runs back 186.2 feet on the northwesterly line and 226.8 feet on the southeasterly line to a dead line, which is a broken line, on which it measures 91 feet.

Being the same property conveyed to Lafayette Nelson Kennedy and wife, Helen L. Kennedy, by deed from John H. Jones and wife, Estell N. Jones, of record in Book 3463, page 59, Register's Office for said County.

This conveyance is made subject to restrictions of record in book 1807, page 241, and book 2638, page 490, Register's Office for Davidson County, Tennessee, and an easement for public utilities and sewer along rear line of premises, 50-foot building setback line from American Road, and conditions of owner's certificate, as shown on plan of record in Book 2663, pages 2,3,4,5 and 6, Register's Office for Davidson County, Tenn., and an agreement between Consolidated Developments, Inc., and City of Nashville, of record in Book 2593, page 566, Register's Office for Davidson County, Tennessee, a pumping charge in prescribed and made a covenant running with the land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,500.00

Subscribed and sworn to before me, this the 22nd day of March 1974.

X Pearl A. Peay
Affiant

My commission expires: 8/2/76 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 604 American Road, Nashville, Tennessee
(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 Pearl A. Peay, her

~~successors~~ *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 for the 1974 taxes, which have been pro-rated and assumed by the grantee herein.

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Pearl A. Peay, her

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 21st day of March, 1974.

~~Corporate party, if any, having caused its name to be hereto signed hereto by its duly authorized officers on said day and date.~~

Lafayette Nelson Kennedy

Helen L. Kennedy

BOOK 4799 PAGE 411

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patrick J. McGuigan, a Notary Public in and for said County and State, Lafayette Nelson Kennedy and Helen L. Kennedy 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, this 22nd day of March, 19 74.

Patrick J McGuigan
Notary Public

Commission expires 8/2/76

PATRICK J. McGUIGAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Exp. Aug. 2, 1976

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.....

MAR 26	CONV	24,500.00				
MAR 26	STAX		A*	63.70		
MAR 26	PRFEE		A*	.50		
MAR 26	WDEED		A*	4.00	*	68.20

WARRANTY DEED

FROM Lafayette Nelson Kennedy et ux

TO Pearl A. Peay

Mail to: Union Trust Company
2700 Franklin Road
Nashville, Tenn. 37204

C 47083

IDENTIF. REFERENCE

MAR 26 11 17 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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