WARRANTY DEED

BOOK 4903 PAGE 164

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert N. Pedigo et ux (NAME)	Security Federal Savings & Loan (NAME)	90-12
Futura Drive (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	Parcel 308
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37204 (CITY) (ZONE) (STATE)	

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tenn.

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 grantees, the receipt of which is hereby acknowledged,

We, Flo J. Berkley and Sarah E. Ragan,

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

Robert N. Pedigo and wife, Linda D. Pedigo, their

~~XXXXXXX~~ heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section I, Foundry Heights, as of record in Book 3600, page 16, Register's Office for said County.

Said lot fronts 93 feet on the northerly side of Futura Drive and runs back 200.3 feet on the westerly line and 165 feet on the easterly line to a dead line in the rear on which it measures 42.55 feet.

Being the same property conveyed to Flo J. Berkley and Sarah E. Ragan, by deed from Cumberland Builders, Inc., a Tennessee Corporation, of record in Book 3818, page 301, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3570, page 489, and book 3578, page 493, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 3600, page 16, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Futura Drive, and a 10-foot easement for public utility purposes along the rear line and a 5-foot along the easterly line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Subscribed and sworn to before me, this the 8th day of April, 1975.

x Robert N Pedigo
Affiant

My commission expires: 7/2/76 (Affix Seal)

Notary Public

McGUIGAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Robert N. Pedigo and wife, Linda D. Pedigo, their

(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 1975 taxes, which have been pro-rated and assumed by the grantees herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Robert N. Pedigo and wife, Linda D. Pedigo, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 8th day of April, 1975, ~~XX~~

Flo J. Berkley

Sarah E. Ragan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patrick J. McGuigan, a Notary Public in and for said County and State, Flo J. Berkley and Sarah E. Ragan 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 8th day of April, 19 75.

Patrick J. McGuigan
Notary Public

PATRICK J. McGUIGAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 8/2/76

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.....

APR 10 75	CONV	23,000.00			
APR 10 75	S TAX		A*	59.80	
APR 10 75	PR FEE		A*	.50	
APR 10 75	W DEED		A*	4.00	* 64.30

WARRANTY DEED

FROM

Flo J. Berkley and
~~Xxx~~
Sarah E. Ragan

TO:

Robert N. Pedigo et ux

Mail to: Security Federal Sav. & Loan Association
2700 Franklin Road
Nashville, Tenn. 37204

C 9 3 8 1 3

IDENTIF. REFERENCE

APR 10 12 07 PM '75

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238