BOOK 4937 PAGE 880 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Wayne R. Pelaez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 1975

Notary Public

MY COMMISSION EXPIRES: May 29, 1977
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee 37215
from information NAME furnished by the parties ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne R. Pelaez, et ux (NAME)	Home Federal Savings & Loan Ass'n. (NAME)	6DU-65876
6432 Cloverbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	171-7
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37219 (CITY) (STATE) (ZIP)	39

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, CLOVERLAND VENTURE, A Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAYNE R. PELAEZ and wife, ELEANOR R. PELAEZ

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. 49 on the Plan of Cloverland Acres, Section III, as of record in Book 4660, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Cloverland Venture by Quitclaim Deed from Burnette Construction Company, Inc., of record in Book 4814, page 445, Register's Office for Davidson County, Tennessee, as re-recorded in Book 4822, page 336, Register's Office for Davidson County, Tennessee.

Subject to 1975 taxes, which Grantees assume and have been prorated this date.

Subject to restrictive covenants, and such limitations as may appear on the plan of record, all in the Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 6432 Cloverbrook Drive, Brentwood, TN 37027
(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 29th day of July, 19 75

CLOVERLAND VENTURE, A Joint Venture

By: James H. Burnett

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STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of July 19 75.

Commission expires 5-29-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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

File In File Room
L-40-760-4

WARRANTY DEED

FROM
CLOVERLAND VENTURE, A JOINT VENTURE

TO
WAYNE R. PELAEZ, ET UX

D 09356

T

IDENTIF. REFERENCE

AUG 1 2 48 PM '75

FELIX A. A LOCKETT REGISTER
DAVIDSON COUNTY, TENN.

AUG-1[illegible]	CONV	55,000.00			
AUG-1[illegible]	S'TAX		A*	143.00	
AUG-1[illegible]	PB'FEE		A*	.50	
AUG-1[illegible]	W'DEED		A*	4.00	* 147.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.