# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Peggy Jo Williams | First & Mid-South Mtg. Co. | Map 133-12 |
| (NAME) 421 Benita Dr. | (NAME) P. O. Box 2568 | Par 18 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211 | (STREET ADDRESS) Nashville, Tenn. 37219 | 5DU-9873 |
| (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, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3972, page 912, Register's Office for Davidson County, Tennessee.

| | | | | | |
|---|---|---|---|---|---|
| AUG 19 75 | CONV | 28,000.00 | | | |
| AUG 19 75 | S'TAX | | A* | 72.80 | |
| AUG 19 75 | PR'FEE | | A* | .50 | |
| AUG 19 75 | W'DEED | | A* | 4.00 | * 77.30 |

We, Charles H. Griffin and wife, Jo Ann Griffin

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

Peggy Jo Williams, her

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

Being Lot No. 15 on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 66.7 feet on the westerly side of Benita Drive and runs back between lines, 195.06 feet on the northerly side and 190.06 feet on the southerly side, to a line at the rear on which it measures 85.05 feet thereon.

Being the same property conveyed to Charles H. Griffin and wife, Jo Ann Griffin by deed from Windsor Development Company of record in Book 3972, page 908, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 15th day of August 19 75

My commission expires: 12-3-'78 (Affix Seal)

Affiant Peggy Jo Williams

Notary Public Mary E. Kilpatrick

NOTARY PUBLIC KILPATRICK, NJ ATTY. CO.

This is unimproved (x) improved ( ) property, known as 421 Benita Dr. (House Number) Nashville, Tenn. 37211 (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*

Peggy Jo Williams, her ~~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*

Peggy Jo Williams, her

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

*Witness* our *hand* S. *this* 15th *day of* August, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles H. Griffin

Jo Ann Griffin

This Instrument Was Prepared By

Phillip Davidson (gj)

Of The Law Firm Pedigo & Davidson

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary C. Kilpatrick, a Notary Public in and for said County and State, Charles H. Griffin and wife, Jo Ann Griffin the within named 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 15th day of August, 1975.

Mary C. Kilpatrick Notary Public

Commission expires 12-3-78

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

**WARRANTY DEED**

FROM

CHARLES H. GRIFFIN, ET UX

TO

PEGGY JO WILLIAMS

Recorded in Book

D 11693

IDENTIFICATION REFERENCE →

AUG 19 8 50 AM '75

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of

**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON