BOOK 4960 PAGE 266

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$31,200.00

Jackie L. Pegram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 1975

Notary Public

MY COMMISSION EXPIRES: 12-5-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie L. Pegram etux (NAME)	Mortgage Associates, Inc. (NAME)	4D 06127
528 Tulip Grove Rd. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr., N.E. #300 (STREET ADDRESS)	Map 76
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Parcel 25

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, Hermitage Construction Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie L. Pegram et ux Billie J. Pegram

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. 8 on the Plan of Sunset Park, Section 1, of record in Book 4300, Page 185, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Hermitage Construction Company, Inc. by deed from Miller Kimbrough, Trustee, of record in Book 4852, Page 902, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4663, Page 21 and Book 4639, Page 264, and any existing easements.

This is ( ) unimproved (X) improved property, known as 528 Tulip Grove Rd, Hermitage, Tenn. 37076
(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 3rd day of October, 19 75

Hermitage Const. Co. Inc

By: J. Lance Jr/Pres.

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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 Hermitage Construction Company

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 3rd day of October 19 75

Commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared A. H. Johnson, Jr. (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President respectively of the Hermitage Construction Company, Inc. the within named bargainor, and corporation, and that (he) as such President (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said A. H. Johnson, Jr. as such President, and acknowledging the same to be

Witness my hand and official seal at office at Nashville, Tenn. on this the 3rd day of October, 19 75

My commission expires 1-4-78

Notary Public

D 19391

IDENTIF. REFERENCE

OCT 9 2 44 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX 3

WARRANTY DEED

FROM
HERMITAGE CONSTRUCTION CO. INC.

TO
JACKIE L. PEGRAM ET UX

OCT-9 75	CONV	31,200.00			
OCT-9 75	S'TAX		A*	81.12	
OCT-9 75	PR'FEE		A*	.50	
OCT-9 75	W'DEED		A*	4.00	* 85.62

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207