BOOK 4975 PAGE 139 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 19 75.

Pauline Randolph
Notary Public

MY COMMISSION EXPIRES: 5/16/77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Action Realty 1606 Murfreesboro Road, Nashville, Tennessee 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Pugh (NAME)	L.A. Newman & Company (NAME)	2D-27970
Route 2 (STREET ADDRESS OR ROUTE NUMBER)	107 Third Avenue, North (STREET ADDRESS)	165-64
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

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, Rex E. Eggers and wife, Ethel Joy Eggers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Andrew Pugh and wife, Telia Katherine Pugh

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:

LAND in the 4th Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING on the south side of Lavergne-Couchville Pike at the northwest corner of the property conveyed to John Henry Minton and wife, of record in Book 4481, page 554, Register's Office for Davidson County, Tennessee; thence south 39° east, 128 feet; thence south 1° west 113.03 feet; thence northwesterly 280 feet, more or less, to the south margin of Lavergne Couchville Pike; thence with the same, easterly 284.85 feet to the beginning.

BEING the same property conveyed to Rex E. Eggers and wife, Ethel Joy Eggers by deed from Charles Elmer McBride and wife, Donna K. McBride of record in Book 4953, page 451, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to L.A. Newman & Company, Inc., of record in Book 4787, page 864, Register's Office for Davidson County, Tennessee and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as Route 2, Antioch, Tennessee 37013
(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 our hand s this 28th day of November, 19 75

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rex E. Eggers and wife, Ethel Joy Eggers

the 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 28 day of November 19 75.

Commission expires 5-16-77

Pauline Randolph
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM

Rex E. Eggers et ux

TO

James A. Pugh et ux

D 26235

IDENTIF. REFERENCE

Nov 28 12 48 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV28 75	CONV	14,900.00			
NOV28 75	S'TAX		B*	38.74	
NOV28 75	PR'FEE		B*	.50	
NOV28 75	W'DEED		B*	4.00	* 43.24