This instrument was prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee 37238

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse G. Pedigo, Jr.,et ux	Security Federal Savings & Loan Assn.	Map 128-14
(NAME)	(NAME)	
7956 Stallion Drive	2700 Franklin Road	Par. 170
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37204	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Thousand and No/100 ---------- ($30,000.00) ---------- *Dollars,*

cash in hand paid by Jesse G. Pedigo, Jr. and wife, Patricia G. Pedigo, the receipt of which is hereby acknowledged,

We, James A. Fredrickson and wife, Karen Fredrickson

have this day bargained and sold, and do hereby transfer and convey unto the said Jesse G. Pedigo, Jr. and wife, Patricia G. Pedigo, their ~~XXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 66 on the Plan of Stacy Square Subdivision, Section II, as of record in Book 4175, page 30, Register's Office for said County.
Said Lot No. 66 fronts 64.0 feet on the westerly margin of Stallion Drive and extends back between lines, 171.2 feet on the southerly line and 149.9 feet on the northerly line to a dead line in the rear, measuring 84.26 feet thereon.
Being the same property conveyed to James A. Fredrickson by deed from Donald W. Wilson and wife, Linda B. Wilson, of record in book 4737, page 728, Register's Office for said County.

This conveyance is made subject to 10-foot easement along the side toward Lot No. 65, a 20-foot utility and drainage easement along the back line, a utility anchor easement, a 30-foot building setback line from Stallion Drive and conditions of owner's certificate, as shown on plan of record in Book 4175, page 30, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 4265, page 777, and book 4379, page 833, Register's Office for said County.

Karen Fredrickson and Karen R. Fredrickson being one and the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 29th day of December 19 75

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 7956 Stallion Drive (House Number) (Street) Nashville, Tennessee 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 Jesse G. Pedigo, Jr. and wife, Patricia G. Pedigo, their ~~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* Jesse G. Pedigo, Jr. and wife, Patricia G. Pedigo, their ~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S this* 29th *day of* December, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Karen R. Fredrickson

James A. Fredrickson

MICHIGAN

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STATE OF ~~XXXXXXXXX~~ }
COUNTY OF ~~XXXXXXX~~ KENT }

Personally appeared before me, Richard L. Hoolsema, *a Notary Public in and for said County and State,* James A. Fredrickson and wife, Karen Fredrickson,

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 Ada, Michigan ~~XXXXXXXX~~
this 29th *day of* December, *19* 75.

Richard L. Hoolsema *Notary Public*

Commission expires June 28, 1978

RICHARD L. HOOLSEMA
Notary Public, Kent County, Mich.
My Commission Expires June 28, 1978

NOTARY PUBLIC KENT CO., MICH.

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 .....

JAN-6 76 CONV 30,000.00
JAN-6 76 S'TAX B* 78.00
JAN-6 76 PR'FEE B* .50
JAN-6 76 W'DEED B* 4.00 * 82.50

WARRANTY DEED

FROM

James A. Fredrickson, et ux

TO

Jesse G. Pedigo, Jr., et ux

D 30861

IDENTIF. REFERENCE

JAN 6 8 54 AM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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