FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,900.00

Deborah Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February 19 76

John G. Doak
Notary Public

MY COMMISSION EXPIRES: 23 Aug 1976
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN G. DOAK, ATTORNEY - 2525 Lebanon Rd. - Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Stephens Pearson (NAME)	Allstate Enterprises (NAME)	2D-55305
124 Timber Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	627 South Manchester Avenue	Map 136-7
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	Par 53

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, Jean DuVal Kane and wife, Judith F. Kane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Stephens Pearson and wife, Deborah S. Pearson

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. 71 on the Plan of Priest Lake Park Section II as of record in Book 4175, pages 56, 57 and 58, Register's Office for Davidson County, Tennessee.

SAID Lot 71 being a corner lot at a right angle turn in Timber Ridge Drive, fronts 236.76 feet total on said Timber Ridge Drive and runs back between converging lines 133.9 feet on the easterly side line and 118.05 feet on the northerly side line, to a point at the rear.

BEING the same property conveyed to Jean DuVal Kane and wife, Judith F. Kane by deed from Joe R. Kaple, Jr. and wife, Lois S. Kaple of record in Book 4672, page 666, said Register's Office.

3-2-76 L.O. 48,900.00
S.T. 127.14
P.F. .50
W.D. 4.00 131.64

This is improved (X) unimproved ( ) property, known as 124 Timber Ridge Drive, Nashville, Tennessee 37217
(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 hands this 27 day of January, 19 76

JEAN DuVAL KANE: Jean DuVal Kane

JUDITH F. KANE: Judith F. Kane

STATE OF VIRGINIA

~~STATE OF TENNESSEE~~
~~Davidson County~~
City of Richmond

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean DuVal Kane and wife, Judith F. Kane

the 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 Richmond, VA, ~~Tennessee~~, this 22 day of January 19 76

Commission expires My Commission Expires September 26, 1978

Jean I Pinkos
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) (themselves) (himself) acknowledged 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
JEAN DuVAL KANE ET UX

JUDITH F. KANE

TO
ROBERT STEPHENS PEARSON ET UX

DEBORAH S. PEARSON

D 38252

IDENTIF. REFERENCE #12

MAR 2 9 13 AM '76

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOTARY PUBLIC CITY OF RICHMOND VIRGINIA