| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Thomas H. Pigue Et ux Debra K. (NAME) | John W. Murphree Company (NAME) | 5DU-62003 |
| 417 Carl Miller Drive (STREET ADDRESS OR ROUTE NUMBER) | 1283 Murfreesboro Road (STREET ADDRESS) | 173-1-59 |
| Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of TEN and no/100 ($10.00) DOLLARS

cash and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a Note owing to Government National Mortgage Association, serviced by John W. Murphree Company, in the approximate amount of $35,378.89, BARBARA R. PERNER AND JAMES DAVID ROBERTS

| | | | | |
|---|---|---|---|---|
| MAY27 | CONV | 37,878.89 | | |
| MAY27 | S'TAX | B* | 98.54 | |
| MAY27 | PR'FEE | B* | .50 | |
| MAY27 | W'DEED | B* | 4.00 | |
| MAY27 | MISC | B* | .40 | * 103.44 |

have bargained and sold, and by these presents do transfer and convey unto the said Thomas H. Pigue and wife, Debra K. Pigue

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 359 on the Plat of Monte Carlo Estates, Section I, of record in Plat Book 4675, Page 68, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Carl Miller Drive at the common corner of Lots 359 and 360; thence leaving said drive with the line between said Lots in an easterly direction 110.0 feet to a concrete monument, being the common rear line of Lots 358, 359 and 360; thence with the westerly line of Lot 358 in a northerly direction 83.48 feet to a point in the southerly line of Monte Leone Court; thence with said Court in a westerly direction 106.79 feet to a concrete monument in the beginning of a curve to the left having a radius of 25.00 feet; thence around said curve in a southwesterly direction 40.68 feet to a concrete monument in the easterly margin of Carl Miller Drive; thence with the same in a southerly direction 117.42 feet to the point of beginning.

BEING the same property conveyed to Barbara R. Perner and James David Roberts by deed of record in Book 4982, Page 114, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4781, Page 858, said Register's Office.

SUBJECT to 1976 Taxes which Grantees assume.

unimproved ( )
This is improved (x) property, known as 417 Carl Miller Drive (House Number) (Street)
Antioch, Tennessee 37013
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 24th day of May, 1976.

Barbara R. Perner
Barbara R. Perner

James David Roberts
James David Roberts

BOOK 5029 PAGE 580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara R. Perner and James David Roberts

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 24th day of May, 1976.

My commission expires Nov. 10, 1979 Notary Public Betty Nobles

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 37,878.89
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas H. Pigue
Thomas H. Pigue

Sworn to and subscribed before me
this 24TH day of May, 19 76.

My commission expires NOVEMBER 6, 1979 Notary Public Marilynn Dalton
MARILYNN DALTON

This instrument was prepared by:

John W. Murphree Company, 1283 Murfreesboro Road, Nashville, Tenn. 37217

Name Address

WARRANTY DEED

FROM

Barbara R. Perner and

James David Roberts

TO

Thomas H. Pigue Et ux

Debra K. Pigue

D 5 1 1 3 9

IDENTIF. REFERENCE

MAY 27 1 29 PM '76

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219