This instrument was prepared by Marion W. Smith, Attorney-at-Law, 3815 Cleghorn Avenue, Nashville, Tennessee, 37215

WARRANTY DEED

BOOK 5032 PAGE 55

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Laughlin, et ux (NAME:)	The Lomas & Nettleton Company (NAME:)	33-14
509 Cunniff Court (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	18
Nashville (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Va (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid by the Grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance of an indebtedness in the original principal amount of $22,200.00, payable to Murphree Mortgage Company; and secured by a Deed of Trust executed by Walter Buford Pegram and wife, Sarah Ernestine Pegram to Richard E. Corn, Trustee, of record in Book 4142, page 717, and assigned to The Lomas and Nettleton Company, which said balance the said Grantees hereby agree to assume and promise to pay.

We, Walter Buford Pegram and wife, Sarah Ernestine Pegram, hereinafter called the Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* Larry Laughlin and wife, Joyce L. Laughlin, herein called 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 Davidson County, Tennessee, being Lot No. 47 on the Plan of Pleasant Hill, of record in Book 2900, page 69, Register's Office for Davidson County.

Lot No. 47 fronts 37.47 feet on the northerly side of Cunniff Court, and runs back 256.2 feet on the southeasterly line and 336.9 feet on the westerly line, to a dead line in the rear measuring 266.5 feet thereon.

Being the same property conveyed to Walter Buford Pegram and wife, Sarah Ernestine Pegram by deed from Alford G. Preston and wife, Mary Helen Preston of record in Book 4142, page 716, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3029, page 49, said Register's Office; and setbacks, easements, and other limitations as shown on the Plan of REcord in Book 2900, page 69, said Register's Office.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Affiant

Subscribed and sworn to before me, this the 32nd day of June 1976

Notary Public

My commission expires: Nov. 26 1979
(Affix Seal)

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

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* ..... *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.* , except as stated herein and 1976 taxes which have been pro-rated and assumed by the said Grantee.

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.*

Witness hand this 3rd *day of* June, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter Buford Pegram
(Walter Buford Pegram)
Sarah Ernestine Pegram
(Sarah Ernestine Pegram)

2035

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* Walter Buford Pegram and wife, Sarah Ernestine Pegram

*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 ....., *Tennessee, this* 3rd *day of* June, *19* 76.

Notary Public, *Notary Public.*

Commission Expires Nov 26, 1979

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

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 ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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 .....

BOOK 5032 PAGE 58

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WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

JUN 4 2 36 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

JUN-4-76	CONV	40,000.00			
JUN-4-76 STTAX			B*	104.00	
JUN-4-76 PRTFEE			B*	.50	
JUN-4-76	WDEED		B*	8.00	* 112.50