This instrument prepared by Charles Hyatt Brown, Attorney at Law, 301 14th Ave. N., Nashville, Tennessee 37203

This Form furnished by Attorneys Title Company, Inc. Form No. WD-3

FROM
Andrew C. Tucker, an unmarried man

TO
Wallace B. Pegram, Et Ux.

For draftsman's use

BOOK 5042 PAGE 457

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace B Pegram, Et Ux (NAME)	Capitol Realty Co., Inc. (NAME)	
117-25 Nashville Blvd. (STREET ADDRESS OR ROUTE NUMBER)	1821 Jefferson Street (STREET ADDRESS)	13DA62180
Cambria Heights LI, NY (CITY) (STATE) (P. O. ZIP) 11411	Nashville, TN 37208 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUL 6 2 40 PM '76

FELIX [illegible] REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$12,000 [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF July, 1976.

[signature] Notary Public

MY COMMISSION EXPIRES: Mar. 8, 1978

(AFFIX SEAL)

For and in Consideration of the sum of Twelve Thousand ($12,000.00) DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ANDREW C. TUCKER, an unmarried man, hereinafter called Grantor,

JUL-6-76	CONV	12,000.00			
JUL-6-76	S'TAX		B*	31.20	
JUL-6-76	PR'FEE		B*	.50	
JUL-6-76	W'DEED		B*	6.00	* 37.70

have bargained and sold, and by these presents do transfer and convey unto the said WALLACE B. PEGRAM and Wife, MARY E. PEGRAM, hereinafter 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 the 13th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Map of H.W. Brown Farm, a resubdivision of Tract No. 4, as of record in Book 4300, page 94, Register's Office for said County, and being more particularly described as follows:

Form No. WD3a

BEGINNING at a point in the northerly margin of the cul-de-sac at the end of Emerald Court, said point being the common front corner of Lots Nos. 1 and 2; thence with a line between said lots North 0 deg. 38' West, 302.1 feet to a point in the northerly margin of an existing 25-foot lane; thence with same North 49 deg. 05' East, 57.46 feet to a point; thence crossing said lane South 46 deg. 15' East, 194.5 feet more or less to a point, the common rear corner of Lots Nos. 2 and 3; thence with a line between said lots South 42 deg. 23' West, 258.2 feet to a point in the northerly margin of the cul-de-sac at the end of Emerald Court; thence with the same a curve having a radius of 50 feet northeasterly 37.54 feet to the point of beginning.

INCLUDED in the above description but excluded therefrom is a 25-foot lane running along the northerly boundary line of said property.

BEING part of the property conveyed to Andrew C. Tucker by deed from J. Earl Harrison and Wife, Gladys V. Harrison, recorded in Book 2856, page 465, Register's Office for said County. For further reference, see Book 2142, page 353, Register's Office for said County.

BEING SUBJECT TO a lien for 1976 taxes, not yet due and payable, which shall be prorated between the parties.

BEING FURTHER SUBJECT TO a ten-foot public utility easement along the rear line of the lot, a 40-foot minimum set back line from Emerald Court and a sewer easement running across the rear part of the lot, and conditions of Owner's Certificate as shown on plan of record in Book 4300, page 94, Register's Office for Davidson County, Tennessee.

BEING FURTHER SUBJECT TO an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Andrew C. Tucker, across premises as set out in instrument of record in Book 3966, page 103, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Emerald Court, Nashville, TN 37208
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as previously noted.

And I do further covenant and bind myself, and my 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 my hand this 6 day of July, 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.

Andrew C. Tucker
GRANTOR

Form No. WD3b

BOOK 5042 PAGE 459

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Andrew C. Tucker, an unmarried man,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 6 day of July, 19 76

Mrs. Annie Dill, Notary Public

Commission Expires May 8, 1978

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 _____