This Instrument Prepared By: Stephen L. Edwards
Attorney at Law
806 Nashville Trust Bldg.
Nashville, TN 37201

BOOK 5075 PAGE 17

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirby L. Pearce, Jr., etux	FIRST FEDERAL SAVINGS & LOAN	150-5-251
(NAME) 2937 Mossdale Drive	(NAME) Union at Fourth	2D-41200
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37217	(STREET ADDRESS) Nashville, Tn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100THS----------
----------($10.00)---------- Dollars,
cash in hand paid by the grantees, and for further consideration the grantees have assumed and hereby agree to pay a certain indebtedness, plus future interest, represented by one promissory note executed by the grantors on February 14, 1974, in the original principal sum of $28,700.00, payable to the order of First Federal Savings & Loan Association, the approximate unpaid balance of which is $28,099.00, and which is secured by a deed of trust of record in Book 4788, page 849, Register's Office for Davidson County, Tennessee, we,

PHILLIP L. McGREGOR and wife, LU ANNE McGREGOR,

have this day bargained and sold, and do hereby transfer and convey unto the said

KIRBY LANE PEARCE, JR., and wife, DONNA J. PEARCE, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot 275 on the Plan of Cherry Hills, Section 6, of record in Book 4300, page 176, Register's Office for said County, described according to a survey by Richard B. Omohundro, dated January 19, 1974, as follows:

Said Lot No. 275 fronts 82.94 feet on the southwest margin of Mossdale Drive and runs back on the northwest line 203.84 feet by plat (196'± by actual field measurement), and on the southeast side 175 feet by plat (166.35' by plan of record in Plat Book 4660, page 49), to a dead line in the rear, on which it measures 70.51 feet by plat (79.12' by plan of record in Plat Book 4660, page 49).

Being the same property conveyed to Phillip L. McGregor et ux, Lu Anne McGregor, by deed from Bubis Construction Company, of record in Book 4788, page 847, Register's Office for Davidson County, Tennessee.

All monies in grantors' escrow account at First Federal Savings & Loan Association are transfered to the grantees as a part of this transaction.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $42,272.00

Affiant

Subscribed and sworn to before me, this the 1st day of October, 1976

Notary Public

My commission expires: November 30, 1976
(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved (X) unimproved ( ) property, known as 2937 Mossdale Drive, Nashville, Tn. 37217
(House Number) (Street) 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

KIRBY LANE PEARCE, JR., and wife, DONNA J. PEARCE, their

(successors), 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, except as hereinabove set out and 1976 county taxes, and restrictive covenants.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

KIRBY LANE PEARCE, JR., and wife, DONNA J. PEARCE, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 1st day of October, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Phillip L. McGregor

Lu Anne McGregor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* PHILLIP L. McGREGOR and LU ANNE McGregor .....

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 Nashville, Tennessee *this* 1st *day of* October, *19* 76.

Carolyn Tarkington
Notary Public

Commission expires November 30, 1976

FRANCHER ★ TENN. NOTARY PUBLIC ! DAVIDSON COUNTY

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 .....

This instrument prepared by:
Stephen L. Edwards, Attorney
806 Nashville Bank & Trust Bldg.
Nashville, Tn. 37201
AC615-244-2926

OCT-4 76	CONV	42,972.00			
OCT-4 76	S'TAX		B*	111.80	
OCT-4 76	PR'FEE		B*	.50	
OCT-4 76	W'DEED		B*	4.00	* 116.30

WARRANTY DEED

FROM
Phillip L. McGregor and wife,
Lu Anne McGregor,
GRANTORS

TO
KIRBY LANE PEARCE, JR., and wife,
DONNA J. PEARCE,
Grantees

D 70994

IDENTIF. REFERENCE

OCT 4 3 58 PM '76

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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