Form No. WD-1

B70996

IDENTIF. REFERENCE

OCT 5 8 19 AM '76

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 1976.

Notary Public

MY COMMISSION EXPIRES: 2-2-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Pearson, etux (NAME)	Fidelity Federal Savings & Loan (NAME)	62-13
1500 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	47
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, T. 37219 (CITY) (STATE) (ZIP)	

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, Carlton H. Thomas and wife, Geneva E. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Pearson and wife, Ollie 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 Lots Nos 6 and 7 of Block "A" on the map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

described as Follows:

BEGINNING at a point in the westerly margin of Riverwood Drive at the corner of Lots Nos 5 and 6; thence with the line between said lots, westerly 224 feet to the corner of Lots No.s 6 and 9; thence with the line between said lots and along the line between lots No.s 7 and 8, northerly 175 feet to the southerly margin of Murray Place; thence with the margin of the same, easterly 238.5 feet to the beginning of a curve; thence around said curve in a southeasterly direction8.1 feet to the margin of Riverwood Drive; thence with the margin of said drive, south 23° 53' east 167.7 feet to the beginning.

BEING the same property conveyed to Carlton H. Thomas and wife, Geneva E. Thomas FROM C.P. Bearden and wife, Willie Lollar Bearden by deed of record in Book 4606, page 850, Register's Office for said County.

This Conveyance is subject to restrictive covenants of record in Books, 1082, 1109, pages 524, 563, Register's Office for said County.

OCT-5	CONV	50,000.00			
OCT-5 S'TAX			B*	130.00	
OCT-5 PR'FEE			B*	.50	
OCT-5	W'DEED		B*	4.00	* 134.50

This is improved (XX) unimproved ( ) property, known as 1500 Riverwood Drive, Nashville, Tn. 37216
(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 hand s this 30th day of September, 1976

CARLTON H. THOMAS: Carlton H. Thomas

GENEVA E. THOMAS: Geneva E. Thomas

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlton H. Thomas and wife, Geneva E. Thomas

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 30th day of September, 1976.

Commission expires 2-2-80

Gloria Daniels
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

Mail
Nub State Edun Ck.
Dept 12030
Nashville, Tenn.

WARRANTY DEED

FROM

Carlton H. Thomas and wife,

Geneva E. Thomas

TO

James H. Pearson and wife,

Ollie S. Pearson

DOBSON & JOHNSON, INC.

Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217