BOOK 5063 PAGE 341

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings and Loan Assn.	60-3-119
(NAME)	(NAME) Union at Fourth	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged,

we,

Donald Gordon Pake and wife, Anna S. Pake

have bargained and sold, and by these presents do transfer and convey unto the said George I. Pearson and wife, Lou E. Pearson

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

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Oak Park Subdivision as of record in Book 3600, page 84, Register's Office for said County.

Said Lot No. 70 fronts 107 feet on the northerly side of Oak Valley Drive and extends back 177.75 feet on the westerly line and 182.92 feet on the easterly line, which is a broken line to a dead line in the rear measuring 55.84 feet thereon.

Being the same property conveyed to Donald Gordon Pake and wife, Anna S. Pake by deed from Oak Park Developers, Inc. of record in Book 3917, page 541, said Register's Office.

This conveyance is subject to easements, restrictions, set-back lines of record, and taxes for the current year, applicable to said property.

unimproved ( )
This is improved (X) property, known as 137 Oak Valley Drive (House Number) (Street)
Nashville, Tennessee 37207
(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 26th day of October, 19 76

DONALD GORDON PAKE

Anna S. Pake
ANNA S. PAKE

I, Donald Gordon Pake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Gordon Pake and wife, Anna S. Pake

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 26th day of October, 1976.

My commission expires 8-13-80 Notary Public Dorothy A Wilson

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 $ 39,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Donald Gordon Pake

Sworn to and subscribed before me this 26th day of October, 19 76.

My commission expires 8-13-80 Notary Public Dorothy A Wilson

This instrument was prepared by:

Name	This instrument prepared by STEPHENSON, LACKEY AND WAITE	Address
		New Federal Building Nashville, Tennessee 37219

1129 RECORDING FEE $ 103.74
1129 STATE TAX $ .50
1129 REGISTER'S FEE $ 4.00
TOTAL $ 108.24

D 74927

WARRANTY DEED

FROM

DONALD GORDON PAKE AND WIFE,

ANNA S. PAKE

TO

GEORGE I. PEARSON AND WIFE,

LOU E. PEARSON

IDENTIF. REFERENCE

OCT 29 1 26 PM '76

REGISTER'S FEE
DAVIDSON COUNTY, TENN.

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