WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-14-52	WILLIAM H. PEDIGO, ET UX	Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-37155	5612 O'Brien Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged;

MILDRED ANN SADLER, a single person,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM H. PEDIGO and wife, SARAH E. PEDIGO,

hereinafter called the Grantee, his heirs, successors 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. 3 of Block "O" on the map of Palo Alto Subdivision, as of record in Book 161, page 169, Register's Office for said County.

Said Lot No. 3 fronts 57 feet on the northerly side of Martha Street and runs back 150 feet, more or less, on the westerly line and 150.2 feet on the easterly line to an alley, measuring 57 feet thereon.

Being the same property conveyed to Henry C. Sadler and wife, Edna Sadler by deed from Neola Sadler Dillingham and wife, Geneva Sadler of record in Book 4352, page 422, Register's Office for said County. Said parties divorced under Docket #63726, 4th Circuit Court with all right, title and interest vested in Henry C. Sadler. The said Henry C. Sadler married Mildred Ann Sadler, the said Henry C. Sadler having since died. Property devised to Mildred Ann Sadler under will of Henry C. Sadler.

This conveyance is made subject to easements, restrictions and setback lines of record, if any.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14th day of December, 1976.

Mildred Ann Sadler

MILDRED ANN SADLER

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Bruce, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mildred Ann Sadler, a single person the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 14th day of December, 19 76.

My commission expires: 4-23-78

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 17,500.00 X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 76

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

WARRANTY DEED

DBH:jpl

FROM

MILDRED ANN SADLER,

a single person

TO

WILLIAM H. PEDIGO AND WIFE,

SARAH E. PEDIGO

D 81838

IDENTIF. REFERENCE

DEC 20 10 22 AM '76

REGISTER

DAVIDSON COUNTY, TENN.

Please return to:
DAVID B. HERBERT
3rd Floor
Nashville, Tennessee 37219

ORTALE, KELLEY, HERBERT & CRAWFORD
~~14th Floor, 3rd National Bank Bldg.~~
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

20202 CONV 17,500.00

Before me, _____, a Notary Public, in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged 4.00 * 50.00 to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public