FILE BOX 3

BOOK 5197 PAGE 72 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

37,000.00

Bronce C Pesterfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER 1977

Notary Public

MY COMMISSION EXPIRES: 4-22-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bronce C. Pesterfield (NAME)	Baker Mortgage Corporation (NAME)	MAP 75-6
4266 Sweden Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	PARCEL 29
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	4D-34830

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, Leon C. Rader and wife Ruby S. Rader

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bronce C. Pesterfield and wife Carolyn R. Pesterfield

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 Lot No. 270 on the plan of Hermitage Estates, Section 2, as of record in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Leon C. Rader et ux Ruby S. Rader by deed from A. H. Johnson et ux Malvin Johnson, as of record in Book 4062, Page 405, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 3924, Page 25 and Book 3952, Page 881, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) / improved (XX) property, known as 4266 Sweden Drive (House Number) (Street) Hermitage, TN 37076 (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 hands this 12TH day of SEPTEMBER, 1977

Leon C. Rader Leon C Rader

Ruby S. Rader Ruby S. Rader

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leon C. Fader and wife Ruby S. Fader

the 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 12th day of SEPTEMBER, 19 77

Commission expires 3-22-80

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

E 26138

IDENTIF. REFERENCE

SEP 15 11 13 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX

WARRANTY DEED

FROM Leon C. Fader

TO Irene C. Westerfield

Edward Sedon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

SEP 15 77	CONV	37,000.00			
SEP 15 77	S'TAX		B*	96.20	
SEP 15 77	PR'FEE		B*	.50	
SEP 15 77	W'DEED		B*	4.00	* 100.70