This instrument prepared by:
Waller Lansden Dortch & Davis
Twenty-first Floor
One Commerce Place
Nashville, Tennessee 37238

BOOK 5257 PAGE 452

WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Map Parcel Nos.
PEGGY O. KIRKPATRICK 105 West Brookfield Drive Nashville, Tennessee 37205	First Federal Savings & Loan 236 Fourth Avenue, North Nashville, TN 37219	Map 129-8 Par. 122

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), paid in cash, and other good and valuable consideration received from Peggy O. Kirkpatrick, Grantee, we, Ronald James Wareham and wife, Alice L. Wareham, have this day bargained and sold, and do hereby transfer and convey unto said Grantee, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 20 of Block "D" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, 63 Register's Office for said County, described as follows:

Beginning on the southerly margin of Brookfield Avenue at the corner of lots Nos. 19 and 20; thence with said Avenue westwardly 103.19 feet to the beginning of a curve; thence around said curve southwestwardly 27.04 feet to the easterly margin of State Highway No. 100; thence with said Highway southwardly 162.96 feet to the northwest corner of lot No. 1; thence with the northerly line of lots Nos. 1 and 2 eastwardly 158.50 feet to the corner of lots Nos. 19 and 20; thence with the line between said two lots northwardly 174.12 feet to the beginning.

Being the same property conveyed to Ronald James Wareham and wife, Alice L. Wareham, by deed from Oscar W. Carter and wife, Nan B. Carter, of record in Book 4701, page 791, said Register's Office.

This is improved property known as 105 West Brookfield Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her 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 for restrictions, easements and setback lines of record and a lien for taxes for the years 1977 and 1978.

FEB 28 78	CONV	64,500.00			
FEB 28 78	S'TAX		B*	167.70	
FEB 28 78	PR'FEE		B*	.50	
FEB 28 78	W'DEED		B*	4.00	* 172.20

We further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

E 52543

IDENTIF. REFERENCE
FEB 28 2 00 PM '78
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

WITNESS our hands this 27th day of February, 1978.

x Ronald James Wareham
RONALD JAMES WAREHAM

x Alice L. Wareham
ALICE L. WAREHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bobbie N. Murphy, a Notary Public in and for said County and State, Ronald James Wareham and wife, Alice L. Wareham, the within named 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 27th day of Feb., 1978.

Bobbie N. Murphy
Notary Public

BOBBIE N. MURPHY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission expires: 10-18-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $64,500.00.

x Peggy O Kirkpatrick
Affiant

Sworn to and subscribed before me this 27th day of Feb., 1978.

Bobbie N. Murphy
Notary Public

BOBBIE N. MURPHY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission expires: 10-18-81