FORM NO. WB-1

BOOK 5272 PAGE 932

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Charles E. Beauregard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 1978.

Carlene Morell
Notary Public

MY COMMISSION EXPIRES: 1-29-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Beauregard (NAME)	Dobson & Johnson, Inc. (NAME)	5DU 10086
287 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	133-16
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	82

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, Brent Pearson et ux Vicki Pearson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Beauregard et ux Irene Beauregard

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. 4 on the Plan of Kenilworth Estates, Section 3, of record in Plat Book 2900, page 150, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Brent Pearson and wife, Vicki Pearson by deed from David R. Bennett and wife, Helen T. Bennett, of record in Book 5038, page 552, said Register's Office.

This conveyance is subject to restrictions, of record in Book 3224, page 445, said Register's Office.

This conveyance is subject to a public utilities easement; an anchor easement; and building lines, of record in Plat Book 2900, page 150, Register's Office, Davidson County, Tennessee.

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

This is unimproved ( ) improved (X) property, known as 287 Tampa Drive (House Number) (Street) Nashville, TN 37214 (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 10TH day of APRIL, 1978

Brent Pearson Brent Pearson

Vicki Pearson Vicki Pearson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent Pearson et ux Vicki Pearson

the bargainor, 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 10TH day of APRIL 1978

Commission expires 1-29-79

Earlene Morell
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such and (they), 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

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WARRANTY DEED

FROM
Brent Pearson

TO
Charles E. Beauregard

IDENTIF. REFERENCE

APR 13 10 29 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 13 '78	CONV	30,000.00			
APR 13 '78	S'TAX		B*	78.00	
APR 13 '78	PR'FEE		B*	.50	
APR 13 '78	W'DEED		B*	4.00	* 82.50

Title Escrow Inc.
218 Fortune Building 1
311 Plus Park Boulevard
Nashville, Tenn. 37217
Hold Box #12