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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
LINDA PEGUES (NAME)	First Federal Savings & Loan (NAME)	12DZ-43390
149 OAKVALLEY DRIVE (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	60-3-113
NASHVILLE TN. 37207 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (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 consideration, receipt of which is hereby acknowledged,

we,

Charles M. Warf and wife, Mitzi M. Warf,

JUL 18 80 CONV 41,000.00
JUL 18 80 S TAX B* 106.60
JUL 18 80 PR FEE B* .50
JUL 18 80 DEED B* 4.00 111.10

have bargained and sold, and by these presents do transfer and convey unto the said Linda Pegues, unmarried,

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

Being Lot No. 76 on the Plan of Oak Park Subdivision, Section I, as of record in Book 3600, page 84, Register's Office for said County.

Said Lot No. 76 fronts 100 feet on the northerly margin of Oak Valley Drive, and extends back 158.0 feet on the westerly line and 160.0 feet on the easterly line to a line in the rear measuring 100.02 feet thereon.

Being the same property conveyed to Charles M. Warf and wife, Mitzi M. Warf by deed from Frank R. Tinnon and Harold Creekmore of record in Book 4781, page 404, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 149 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 17 day of July, 19 78.

CHARLES M. WARF — MITZI M. WARF

Charles Melvin Warf — Mitzi M. Warf

Charles M. Warf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Charles M. Warf and wife, Mitzi M. Warf,

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 17 day of July, 1978.

My commission expires 1-18-82 Notary Public G. D. Williams

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 $ 41,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Linda Pegues

Sworn to and subscribed before me this 17 day of July, 1978.

My commission expires 1-18-82 Notary Public G. D. Williams

This instrument was prepared by:

Name	Address

This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM CHARLES M. WARF AND WIFE, MITZI M. WARF

TO LINDA Pegues

E. 7.7 3 8. 9.

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IDENTIF. REFERENCE

Jul 18 2 19 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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