BOOK 5321 PAGE 272

This instrument prepared by
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

04-64-758-8

WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: (Mail) Map-Parcel Nos.

Robert W. Pedigo
4119 Legend Hall Drive
Nashville, Tennessee

Security Federal Savings
& Loan Association
4235 Hillsboro Road
Nashville, Tennessee 37215

Map 131-1
Par. 151

THIS CONVEYANCE made the 4 day of August, 1978, by and between M AND P, a partnership composed of Sandy M. Moore, Jr. and James E. Patterson, hereinafter referred to as "Grantor", and Robert W. Pedigo, a single person, hereinafter referred to as "Grantee",

W I T N E S S E T H:

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Robert W. Pedigo, a single person, the Grantee, his heirs and assigns, the following described property located in Davidson County, Tennessee:

Those certain premises comprising a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 18th day of July, 1975, of record in Book 4934, page 15, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4119 in Legend Hall, a Horizontal Property Regime, located at 4119 Legend Hall Drive in Nashville, Davidson County, Tennessee, as shown on the plat of Legend Hall, recorded in Book 4860, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to such unit.

Being part of the same property conveyed to M and P. a partnership composed of Sandy M. Moore, Jr. and James E. Patterson, by deed from Christine Shelton Hobbs, of record in Book 4806, page 304, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $110,000.00.

Subscribed and sworn to before me, this 4th day of August, 1978.

Robert W. Pedigo
Affiant

Wanda Tults
Notary Public

My Commission Expires: 2-10-80

This conveyance shall include the right of ingress and egress from said property and the right to use for proper purposes in common with the Grantor, his heirs and assigns, any and all portions of the project designated by statute and the Master Deed as common elements.

This conveyance is subject to the reservations, restrictions, covenants and obligations set forth in the Master Deed and By-Laws of the Association of Owners dated the 18th day of July, 1975, of record in Book 4934, page 15, Register's Office for Davidson County, Tennessee, all of which are incorporated in this deed by reference and constitute and shall constitute covenants running with the land, all of which are acceptable by the Grantee as binding and to be binding upon the Grantee, his heirs and assigns.

TO HAVE AND TO HOLD the same with all improvements, tenements, rights, easements, privileges and appurtenances thereto belonging or otherwise pertaining to, held or enjoyed therewith, unto the Grantee, his heirs and assigns, forever, subject to the privilege hereinabove set forth.

The Grantor, for himself, his heirs and assigns, conveys and agrees with the Grantee as hereinabove described, that the Grantor is lawfully seized in fee simple of said property, has a good right to sell and convey the same, and that the said property herein conveyed is free from all encumbrances, except for taxes for the year 1978, and the Grantor, his heirs and assigns, shall warrant and defend the same to the Grantee hereinabove described forever, against the lawful claims and demands of all persons except as aforesaid.

Grantee, in consideration of the foregoing covenants, hereby covenants and agrees with the Grantor and the Grantee assumes and agrees to pay all assessments when the same become due as set forth in the Master Deed and the By-Laws of the Association of Owners of Legend Hall, as hereinabove set forth.

| | | | | | |
|---|---|---|---|---|---|
| AUG-78 | CONV | 90,000.00 | | | |
| AUG-78 | CONV | 20,000.00 | | | |
| AUG-78 | S'TAX | | B* 236.00 | | |
| AUG-78 | PR'FEE | | B* .50 | | |
| AUG-78 | W'DEED | | B* 6.00 | * | 292.50 |

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on the day and date first above written.

M AND P

By: James E. Patterson
James E. Patterson, Partner

GRANTOR

Robert W. Pedigo
Robert W. Pedigo

GRANTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Patterson, one of the partners in M and P, a partnership, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 1978.

Wanda Fults
Notary Public

My Commission Expires:
2-10-80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert W. Pedigo, a single person, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 1978.

Wanda Fults
Notary Public

My Commission Expires:
2-10-80

AUG 7 9 30 AM '78
FELIX Z. ... II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

E81130