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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 1978.

Notary Public

MY COMMISSION EXPIRES: 9-27-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 807 AMERICAN TRUST BLDG., NASHVILLE, TN37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BEN S. PEDEN (NAME) | EXCHANGE BOND & MORTGAGE CORP. (NAME) | 42-6 |
| 701 So. Summerfield Drive (STREET ADDRESS OR ROUTE NUMBER) | 1835 Savoy Drive, N. E. (STREET ADDRESS) | Par 13 |
| Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30341 (CITY) (STATE) (ZIP) | |

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, S. FRED CARR and wife, CARRIE S. CARR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEN S. PEDEN, unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section III, Bonnie Brae, as of record in Book 2854, page 61, Register's Office for Davidson County, Tennessee.

SAID Lot No. 69 fronts 145 feet on the westerly side of South Summerfield Drive, and runs back 246 feet on the northerly line and 255 feet on the southerly line, to a dead line in the rear, being a broken line on which it measures 191.15 feet thereon.

BEING the same property conveyed to S. Fred Carr and wife, Carrie S. Carr, by deed from Charles B. Buchanan and wife, Bessie M. Buchanan, of record in Book 3183, page 363, Register's Office for Davidson County, Tennessee.

This is unimproved { } improved {X} property, known as 701 South Summerfield Drive, Madison, Tennessee 37115
(House Number) (Street) (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 15th day of September, 19 78

x S. Fred Carr x Carrie S. Carr

S. FRED CARR CARRIE S. CARR

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. Fred Carr and wife, Carrie S. Carr

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 15th day of September 19 78

Commission expires 9-27-81

Carrie C. Carr
Notary Public

STATE OF TENNESSEE
Davidson County

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

WARRANTY DEED

FROM

S. FRED CARR ET UX CARRIE S. CARR

TO

BEN S. PEDEN, UNMARRIED

E 8 9 6 1 1

IDENTIF. REFERENCE

SEP 20 10 09 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

~~TITLE BOX~~

Mail Warranty Deed to
607 Two Mile Parkway
Goodlettsville, Tenn.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP 20 78 | CONV | 52,000.00 | B* | 135.20 | |
| SEP 20 78 | S'TAX | | B* | .50 | |
| SEP 20 78 | PR'FEE | | B* | 4.00 | * 139.70 |
| SEP 20 78 | W'DEED | | | | |