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This instrument prepared by
Joe R. Hickerson, Attorney
Winchester, Tennessee

Map - 83 - 8 Par. 18

WARRANTY DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, we, MAX M. BARNES and wife, MILDRED P. BARNES, have this day bargained and sold and do hereby transfer and convey unto CHARLES T. PEARSON and wife, ANN BARNES PEARSON, their heirs and assigns forever, the following described real estate situate and lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot #31 on the Map of Rosewood Heights, Section 2, of record in Book 2133, page 57 Register's Office of Davidson County, Tennessee, more particularly described as follows:
>
> Lot #31 fronts 89.5 feet on the westerly side of Mitchell Road and runs back between lines 147 feet on the southerly side and 190.6 feet along the northerly side to a dead line in the rear and measures 143.9 feet on said dead line.
>
> Being the same property conveyed to Max M. Barnes and wife, Mildred P. Barnes, by W. G. Dorris, Sr., et al by deed recorded in Deed Book 3129, page 131, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the said CHARLES T. PEARSON and wife, ANN BARNES PEARSON, their heirs and assigns forever.

We covenant with the said CHARLES T. PEARSON and wife, ANN BARNES PEARSON, that we are lawfully seized and possessed of the above described real estate, that we have a good title thereto and a perfect right to convey the same and that the same is free and unencumbered.

And we further covenant and bind ourselves, our heirs, assigns and representatives, to forever warrant and defend the title to said real estate unto the said CHARLES T. PEARSON and wife, ANN BARNES PEARSON, their heirs and assigns, against the lawful claims of all persons whomsoever.

It is expressly agreed and understood that the Grantors herein will pay the 1978 taxes and all years prior thereto. Grantees will assume the 1979 taxes.

WITNESS our hands, this 13th day of July, 1979.

Max M. Barnes

Max M. Barnes

Mildred P. Barnes

Mildred P. Barnes

6625 07/16 53.54- CHECK

F 4 0 2 1 5

IDENTIF. REFERENCE

JUL 16 12 56 PM '79

FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE)
)
COUNTY OF FRANKLIN)

Personally appeared before me the undersigned, a Notary Public, duly elected, commissioned and qualified in and for the above State and County MAX M. BARNES and wife, MILDRED P. BARNES, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Winchester, Tennessee, this the 13th day of July, 1979.

Notary Public

My commission expires

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $18,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 16th day of July, 19 79

My Commission Expires

Real property Tax Responsibility:

Buyer

1051 Mulberry Rd

Nashville Tenn

37206

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			18900.00- CO	
			49.14 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	58.64-
6629407/16/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 0 2 1 5

IDENTIF. REFERENCE

JUL 16 12 56 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697354