This instrument prepared by
DAVID B. HERBERT

BOOK 5488 PAGE 15

Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
161-4-125	Dorothy B. Pearigen	Mortgage Corp. of the South Post Office Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 98653
5DU-42478	368 Tusculum Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantee herein to pay, the principal balance now due plus future interest, on a certain note, dated September 13, 1977, in the original principal sum of $26,700.00, payable to Mortgage Corporation of the South, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Ron Frizzell and wife, Gayle Frizzell to Lawrence E. Crockett, Trustee, of record in Book 5197, page 105, Register's Office for Davidson County, Tennessee,

CAROLYN FRIZZELL, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DOROTHY B. PEARIGEN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 2 on the Plan of Fairlane Park, of record in Book 2331, page 108, Register's Office for Davidson County, Tennessee, described according to a survey by Richard B. Omohundro, dated May 31, 1975, as follows:

BEGINNING at a point in the northerly margin of Tusculum Road, as widened, said point being in the common line of Lots 1 and 2; thence with the line between said lots, north 103 feet to a point; thence with the line between Lots 2 and 30, east 110.3 feet to a point in the west margin of Madeline Drive' thence with the margin of the same south 70.2 feet to an iron pin at the beginning of a curve to the right; thence around said curve with a radius of 25 feet, 39.16 feet to an iron pin in the north margin of Tusculum Road, as widened; thence with the margin of the same, west 85 feet to the point of beginning.

BEING the same property conveyed to Carolyn Frizzell by deed from Ron Frizzell and wife, Gayle Frizzell, of record in Book 5462, page 542, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2498, page 571, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and the 1979 taxes which have been prorated and assumed by the Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of August, 19 79

Carolyn Frizzell

BOOK 5488 PAGE 16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Carolyn Frizzell, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 23rd day of August, 19 79.

My commission expires: 7-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19_____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,981.89

Dorothy B. Pearigen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 19 79

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
CAROLYN FRIZZELL, unmarried

TO
DOROTHY B. PEARIGEN

F 48259

IDENTIF. REFERENCE

AUG 24 10 12 AM '79

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5488 PAGE 17

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37981.89-	CO
			98.80	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	105.30-
6790A	08/24/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4825 9

IDENTIF. REFERENCE

AUG 24 10 12 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 707223