1637 10/29 105.82- CHECK

FORM NO. WD-1

BOOK 5521 PAGE 17

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

38,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER 19 79

Notary Public

MY COMMISSION EXPIRES: 7-19-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin F. Brogdon, III (NAME)	Western Pacific Financial Corporation (NAME)	148-6
3820 Syfert Lane (STREET ADDRESS OR ROUTE NUMBER)	1201 East Highland Avenue (STREET ADDRESS)	99
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	San Bernardino, California 92404 (CITY) (STATE) (ZIP)	5DU 1806

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, James H. Ventress et ux Maggie Ventress

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin F. Brogdon, III

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:

BEING Lot No. 70 on the Plan of Murray Heights, as of record in Plat Book 2663, Page 37, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James H. Ventress et ux Maggie Ventress by deed from Ed Hodge and wife, Evelyn M. Hodge, as of record in Book 3800, Page 674, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to a ten foot utility easement and building lines of record in Plat Book 2663, Page 37, said Register's Office.

THIS conveyance is subject to restrictions of record in Book 2706, Page 329, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved ( ) property, known as 3820 Syfert Lane (House Number) (Street) Nashville, TN 37211 (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 this 24TH day of OCTOBER, 19 79

James H. Ventress James H Ventress

Maggie Ventress Maggie Ventress

STATE OF TENNESSEE
Davidson County

BOOK 5521 PAGE 18

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Ventress et ux Maggie Ventress

the bargainor, 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 24TH day of OCTOBER, 1979

Commission expires 7-18-82

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the 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
James H. Ventress

TO
Benjamin F. Knowdon, III

F. 60098
F60098

IDENTIF. REFERENCE

Oct 29 10 35 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box #94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5521 PAGE 19

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

38260.00- CO
99.32 CO TX
.50 PRFEE
6.00 WDEED
CHECK 105.82-
1637A10/29/75 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.60098

IDENTIF. REFERENCE T

Oct 29 10 35 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 721639