BOOK 5535 PAGE 682

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. and Mrs. Ronnie L. Pearson		52-11
(NAME)	(NAME)	Par 13 Ja
1033 Jasperson	1033 Jasperson	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of Fifty Four Thousand and No/100 ---------- $54,000.00---------- *Dollars,*

which sum includes the payment of $10,800.00 cash, the assumption of a first deed of trust note payable to Commerce Union Bank in the amount of $22,030.73, and the execution of a second deed of trust note in favor of the sellers in the amount of $21,167.27,

George Richard Scott and wife, Geri Zyla Scott,

have this day bargained and sold, and do hereby transfer and convey unto the said Ronny L. Pearson and wife, Rita G. Pearson their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Madison Heights, Section II, Part IV, of record in Book 2133, page 106 Register's Office for said County.

SAID lot No. 61 fronts 118.3 feet on the southerly margin of Jasperson Drive and extends back 349.30 feet on the easterly line and 327.55 feet on the westerly line to a dead line in the rear, measuring 120.28 feet thereon.

BEING the same property conveyed to G. Richard Scott and wife, Geri Z. Scott by deed from Bethel R. Thomas, a widow, of record in Book 5167, page 216, 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 $ 54,000.00

Subscribed and sworn to before me, this the 24th day of April 19 80

Affiant Ronny L Pearson

My commission expires: 10-18-81 (Affix Seal)

Notary Public Melinda C. Page

This is { unimproved / improved X } property, known as 1033 Jasperson (House Number) Madison (Street) Tennessee 37115 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said George Richard Scott and wife, Geri Zyla Scott our *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except for the Deed of Trust in Book 5187, Page 63, R.O.D.C., and a plan of record in Book 2133, page 106, R.O.D.C.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronny L. Pearson and wife, Rita G. Pearson their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 24th *day of* April, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Geri Zyla Scott
GERI ZYLA SCOTT

George Richard Scott
GEORGE RICHARD SCOTT

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Belinda C. Pigg *Jr.* a Notary Public in and *for said County and State,* George Richard Scott and Zyla Scott

*the within named bargainor*s, *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* April, *19* 80

Belinda C. Pigg *Notary Public*

Commission expires 10-18-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

6012 04/28 146.20- CHECK

F 8 7 0 2 7

IDENTIF. REFERENCE

APR 28 1 39 PM '80

FELIX ZANDER JR. REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
George Richard Scott and wife,
Geri Zyla Scott

TO

Ronny L. Pearson and wife,

Rita G. Pearson

This Instrument Prepared By:
JOHN W. WAGSTER
Hollins, Wagster & Yarbrough
8th Floor
Third National Bank Building
Nashville, TN 37219

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5595 PAGE 684

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

54000.00- CO
140.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 146.90-
6012A04/28/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 87027.

IDENTIF. REFERENCE T

APR 28 1 39 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 754818