BOOK 5596 PAGE 711

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $51,326.04

Charles L. Pearce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 19 80

Irene M. Steele
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME	ADDRESS
TITLE ESCROW, INC.	311 Plus Park Blvd, Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L.& Jolyn W. Pearce (NAME)	Mercantile Mortgage Company (NAME)	173-1
1003 Princeton Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	Par. 75
Madison Alabama (CITY) (STATE) (P. O. ZIP)	St. Louis, Mo. 63178 (CITY) (STATE) (ZIP)	5DU-61750

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, Ann Ford, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles L. Pearce and wife, Jolyn W. Pearce as tenantsby the entirety

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. 343 on the Plan of Monte Carlo Estates, Section 1, of record in Plat Book 4675, page 68, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Ann Ford by deed from Hanson A. Duke and wife, Brenda F. Duke of record in Book 5299, page 859, Register's Office for Davidson County, Tennessee.

GRANTEE hereby assumes and agrees to pay the mortgage held by Mercantile Mortgage Company of record in Book 5299, page 861, said Register's Office. Escrow account to be transferred to Grantees.

THIS conveyance is subject to Restrictions of record inBook 4781, page 858 and such easements and setback lines of record in Book 4675, page 68, said Register's Office.

unimproved ( )
This is improved (XX property, known as 218 Cedarview Drive (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 my hand this 25th day of April, 19 80

Ann Ford

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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 Ann Ford

the bargainor, 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 25th day of April 19 80.

Commission expires 7/19/81

Notary Public

STATE OF TENNESSEE
Davidson County

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

F 87400

WARRANTY DEED

FROM

Ann Ford, unmarried

TO

Charles L. Pearce and wife,

Jolyn W. Pearce

IDENTIF. REFERENCE

APR 30 3 10 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

6492 04/30 139.80- CHECK

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5596 PAGE 713

FOR

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
			51306.04- CO	
			139.38 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 139.88-	
6492A04/30/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F87400

IDENTIF. REFERENCE

APR 30 3 10 PM '80

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

No. 755281