BOOK 5654 PAGE 706

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,877.46

x Della E. Melton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 1980

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney At Law, 494 Bell Road, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Della E. Melton (NAME)	Allstate Enterprise Mortgage (NAME)	96-15
3127 Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER)	525 N. Cabrillo Park Drive #200 (STREET ADDRESS)	43
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Santa Ana CA 92701 (CITY) (STATE) (ZIP)	3DZ 61592

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, Ronald H. Pearce and wife Ann E. Pearce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Della E. Melton

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. 97 on the plan of Hickory Bend Subdivision, Section 3, as of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Ronald H. Pearce and wife, Ann E. Pearce by Deed from Patrick R. Slate and wife Kaye C. Slate of record in Book 5189, Page 143, Register's Office for Davidson County Tennessee.

This conveyance is subject to a certain Deed of Trust securing the repayment of a promissory note to the Allstate Enterprise Mortgage Corporation of record in Book 5189, Page 145, Register's Office for Davidson County, Tennessee, with a present unpaid balance of approximately $37,077.46, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

This conveyance is subject to restrictions of record in Book 3642, Page 478, Register's Office for Davidson Co. Tennessee.

This conveyance is subject to any and all easements of record.

This is (unimproved) (improved) property, known as 3127 (House Number) Boulder Park Drive (Street) Nashville, TN (P. O. Address) 37214 (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 S this 22nd day of September, 1980

Ronald H. Pearce Ronald H. Pearce

Ann E. Pearce Ann E. Pearce

STATE OF TENNESSEE
Davidson County

BOOK 5654 PAGE 707

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald H. Pearce and wife Ann E. Pearce

the 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 15th day of September 1980

Commission expires 1-22-84

Gary B Fraker
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
Ronald H. Pearce et. ux.

TO
Ann E. Pearce

TO
Della E. Melton

G 0 9 1 4 8

IDENTIF. REFERENCE

SEP 23 11 03 AM '80

FILED AND RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

09/23 138.00 - CHECK

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

RECEIVED OF _____ BOOK 5654 PAGE 708

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

50877.46- CO
132.34 CO TX
.50 PRFEE
6.00 WDEED
CHECK 138.84-
3986A09/23/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60914-8

IDENTIF. REFERENCE

SEP 23 11 08 AM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 781789