BOOK 5677 PAGE 98

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,868.75

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF November 19 80.

Notary Public

MY COMMISSION EXPIRES: 3-7-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 20th Fl.-First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Crone, Trustee	Mercantile Mortgage Company	Map: 173-1
% Century 21, 1st Realty Group, 325 Plus Park, #200	P.O. Box 14569	Parcel: 75
Nashville, TN 37217	St. Louis, MO 63178	5DU 61750

(NAME) (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (P. O. ZIP)

(NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)

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, CHARLES L. PEARCE and wife, JOLYN W. PEARCE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM CRONE, Trustee, with full power to lease, sell, convey and mortgage

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 Charles L. Pearce and wife, Jolyn W. Pearce, by deed from Ann Ford, of record in Book 5596, page 711, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Churchill Mortgage Company of record in Book 5299, page 861, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is { } unimproved { } improved property, known as 218 Cedarview Drive, Nashville, TN 37211
(House Number) (Street) (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 hands this 10th day of November, 19 80

CHARLES L. PEARCE

JOLYN W. PEARCE

STATE OF TENNESSEE
Davidson County

BOOK 5677 PAGE 99

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES L. PEARCE and wife, JOLYN W. PEARCE,

the bargainors, 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 10th day of November 19 80.

Commission expires 4-17-83

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

G 17073

WARRANTY DEED

FROM

CHARLES L. PEARCE and wife,

TO

JIM CRONE, Trustee

IDENTIF. REFERENCE

Nov 12 11 44 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5677 PAGE 100

RECEIVED OF _____

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
			56868.75- CO	
			147.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 154.44-	
3959A	11/12/80	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61707 3

IDENTIFICATION REFERENCE

Nov 12 11 44 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 791432