4791

BOOK 5678 PAGE 993 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$9,250.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 19 80

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George T. & Peggy Jo Pearson (NAME)	Same (NAME)	71-12-89
Rt. 1, Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12DA-46720
Mr. Juliet, Tn. 37122 (CITY) (STATE) (P O ZIP)	(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, D. W. Swindle, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George T. Pearson, Sr. and wife, Peggy Jo Pearson as tenants by 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 the Westerly 50 feet of Lot 25 on the Plan of Walnut Grove Subdivision of record in Book 332, page 34, said Register's Office.

SAID part of Lot No. 25 fronts 50 feet on the northerly margin of Cherokee Avenue and runs back 301.4 feet more or less on the westerly and 304.6 ft. more or less on the easterly line to a line in the rear measuring 50 feet thereon.

BEING part of the property conveyed to D. W. Swindle by deed from Mrs. Ruby Morris et al of record in Book 4356, page 710, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to such restrictive Covenants, easements and setback lines of record in said Registers Office.

TAXES for 1980 have been pro-rated and paid.

unimproved ( )
This is improved (XX) property known as 827 A Cherokee Avenue Nashville, Tn. 37207
(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 unincumbered, 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 14th day of November, 19 80

D. W. Swindle

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. W. Swindle

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 14th day of November 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 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

D. W. Swindle

TO

George T. Pearson and wife

Peggy Jo Pearson

G 17711

IDENTIFICATION REFERENCE

Nov 17 11 02 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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

9250.00- CO
23.92 CO TX
.50 PRFEE
6.00 WDEED
CHECK 30.42-
4791A11/17/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6177 I.C.

IDENTIF. REFERENCE

Nov 17 11 02 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 792235