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BOOK 5726 PAGE 364

FORM NO. WD-1

7323

03/27 1691284

RUSH

IDENTIF. REFERENCE

MAR 27 3 33 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 1981.

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
G & F Construction Co. Inc.	OWNER	52-5
(NAME)	(NAME)	
P. O. Box 212		94
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076		11D 69210
(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, J. Clayton Pepper and wife, Sarah M. Pepper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G & F Construction Co., Inc.

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:

SEE EXHIBIT I

unimproved ( )
This is improved (X) property, known as 308 & 310 East Palestine Avenue Madison, TN 37115
(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 26th day of March, 1981

J. Clayton Pepper

Sarah M. Pepper

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 J. Clayton Pepper and wife, Sarah M. Pepper

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 26th day of March 19 84

Commission expires 1-22-84

Gary B. Kirby
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
J. Clayton Pepper et ux
Sarah M. Pepper

TO
G & F Construction Co. Inc.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT I

BEING part of Lot No. 16 on an unrecorded map of Geo. F. Roth's Resubdivision of Lots 19 and 23 of the Montague Subdivision, not of record and described according to a copy of a survey thereof made April 24, 1946 by Dorris Boner, Surveyor, as follows:

BEGINNING at the southeast intersection of East Palestine Avenue and Millikins Bend Road, thence with the margin of East Palestine Avenue, southeasterly 315 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and 16, southwesterly 91.25 feet to a corner of Lot No. 15; thence with the line between Lots No. 15 and 16, northwesterly 304.7 feet to the margin of Millikins Bend Road; thence with the margin of the same, northeasterly along a slight curve, 92.25 feet to the point of beginning.

INCLUDED in this description but specifically excluded herefrom is that property conveyed to John Edward Wright, Jr. and wife, Shirley J. Wright by deed of record 5156, page 805, said Register's Office, described as follows:

BEGINNING at the southeast intersection of East Palestine Avenue and Millikins Bend Road; thence with the margin of East Palestine Avenue, southeasterly 150 feet to a point; thence perpendicular to the margin of East Palestine Avenue, southwesterly 91 feet, more or less, to a point in the line between Lots 15 and 16; thence with the line between Lots 15 and 16, northwesterly 150 feet to the easterly margin of Millikins Bend Road; thence with the margin of the same, northeasterly along a slight curve, 92.25 feet to the point of beginning.

This conveyance is subject to a Deed of Trust of Record in Book 5368 , Page 314 , said Register's Office securing the repayment of an indebtedness to Fidelity Federal Savings and Loan which the Grantees herein hereby assume and agree to pay. Being the same property conveyed to J. Clayton Pepper, et ux Sarah M. Pepper by Deed from Lindsey S. Johnston et ux Jeanette Brooks Johnston of Record in Book 5327, Page 709 said Register's Office.

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
			59000.00- CO	
			155.74 CO TX	
			.50 PRFE	
			9.00 WDE D	
			CHECK 165.24-	
7323A03/27/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3509

IDENTIF. REFERENCE

MAR 27 3 33 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 813936