File 41

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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 19 81

Notary Public

MY COMMISSION EXPIRES: July 24, 1984
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

THIS INSTRUMENT WAS PREPARED BY

Guaranty Escrow Services, 705 American Trust Bldg., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Fred Pilkerton et ux (NAME)	Same (NAME)	103-9-47
3113 Forrest Park Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37215 (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, ROY B. BROSTER, JR. and wife, MARY ANN BROSTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. FRED PILKERTON and wife, MARY KNOX PILKERTON

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:

LAND in Davidson County, Tennessee, being Lot No. 47, Section 4, Brookside Courts Addition No. 4, a plan of which is of record in Book 2083, page 59, Register's Office for said County.

SAID Lot No. 47 fronts 80 feet on the northerly side of Kendall Drive and runs back 157 feet on the easterly line and 153.81 feet on the westerly line to a dead line measuring 80 feet thereon.

BEING the same property conveyed to Roy B. Broster, Jr. and wife, Mary Ann Broster by deed from John U. Wilson and wife, Louise Wilson, of record in Book 2241, page 42, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved property, known as 807 Kendall Drive, Nashville, Tennessee 37209
(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 hand s this 1st day of April, 19 81

ROY B. BROSTER, JR.

MARY ANN BROSTER

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 Roy B. Broster, Jr. and wife, Mary Ann Broster

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 1st day of April, 1981

Commission expires July 24, 1984

Thomas D. Kupton
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

Roy B. Broster, Jr. and wife,

Mary Ann Broster

TO

J. Fred Pilkerton and wife,

Mary Knox Pilkerton

G.3.5619

IDENTIF. REFERENCE

Apr 1 2 26 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

8033 04/01 10.50- CHECK

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
		40000.00-	CO	
		104.00	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	110.50-
8000A04/01/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G3.56 19

T

IDENTIF. REFERENCE

APR 1 2 26 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 814578