| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| CHARLES A. WOGLOM et ux (NAME) | FIDELITY FEDERAL SAVINGS & LOAN ASSN. (NAME) | 103-6-100 |
| 5651 Kendall Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 8DA-56842 |
| Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE) | |

# WARRANTY DEED

BOOK 5728 PAGE 222

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I,

DENNIS R. PEARCE, unmarried,

hereinafter called the GRANTOR,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES A. WOGLOM and wife, SARAH BARNES WOGLOM

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Brookside Courts, Addition No. 2, as of record in Book 1835, page 47, Register's Office for said County.

Said Lot No. 21 fronts 90.0 feet on the easterly margin of Kendall Drive, and extends back 171.3 feet on the southerly line, and 189.3 feet on the northerly line, to a line on the rear on which it measures 65.0 feet.

Also conveyed is a permanent easement for driveway purposes across the part of Lot 22 where a portion of the driveway is now located, and being more particularly described as follows:

Beginning at a point in the southerly margin of Kendall Drive, said point being the common front corner of Lot No. 22 and 21; thence along said margin easterly 5 feet; thence southerly 15.8 feet to a point in the common line between said Lots 22 and 21; thence along said line, northerly 15 feet to the beginning.

Being all the same property conveyed to Dennis R. Pearce, unmarried, by deed from Andrews Properties, Inc. of record in Book 5370, page 682, as corrected by instrument of record at Book 5411, page 30, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $46,300.00, secured and evidenced by Deed of Trust of record in Book 5370, page 684, as corrected by instrument of record in Book 5411, page 30, said Register's Office, in favor of Fidelity Federal Savings & Loan Association; and further that all title and interest in the escrow account ~~and insurance policy~~ held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is further subject to the limitations shown on the Plan of record at *

This is improved (X) property, known as 5651 Kendall Drive, Nashville, Tennessee 37209 (House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 18th day of March, 19 81.

DENNIS R. PEARCE

BOOK 5728 PAGE 223

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENNIS R. PEARCE

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 19 81.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 68,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 31st day of March, 19 81

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215

Name Address

* Book 1835, page 47, said Register's Office; and to 1981 property taxes which the Grantees assume in full.

WARRANTY DEED

FROM DENNIS R. PEARCE, unmarried

TO CHARLES A. WOGLOM and wife, SARAH BARNES WOGLOM

G 3 5 7 4 3

IDENTIF. REFERENCE

APR 2 9 51 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 19

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

RECEIVED OF _____

FOR _____

BOOK 5728 PAGE 224

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

68000.00- CO
176.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 183.30-
B138A04/02/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 5 7 4 3

IDENTIF. REFERENCE

APR 2 9 51 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 814708