FORM NO. WB-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$49,409.08

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF November, 19 84.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard W. Anderson and George Anton (NAME)	Southeast Mortgage Company (NAME)	Map 162-3
P. O. Box 17421 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 026058 (STREET ADDRESS)	Par. 259
Nashville, TN 37217 (CITY) (STATE) (P O ZIP)	Miami, FL 33102 (CITY) (STATE) (ZIP)	5DU-46167

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, George S. Pegram and wife, Wanda F. Pegram

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard W. Anderson and George Anton

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. 196 on the Plan of Haywood Hills, Section III, as of record in Book 4460, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to George S. Pegram and wife, Wanda F. Pegram by deed from William and Lee, Incorporated, of record in Book 4981, page 37, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 4691, page 670, and such easements and setback lines of record in Book 4691, page 670, said Register's Office.

Except for a certain mortgage to Southeast Mortgage Company, recorded in Book 4981, page 39, of the Mortgage Records of Davidson County, Tennessee, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees also jointly and severally assume the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account to be transferred to Grantees.

This is ( ) unimproved (X) improved property, known as 4149 Apache Trail Antioch, TN 37013

(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 seised 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 8th day of November, 19 84

George S. Pegram

George S. Pegram

Wanda F. Pegram

Wanda F. Pegram

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 George S. Pegram and Wanda F. Pegram

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 8th day of November, 19 84

Commission expires 4/21/85

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
George S. Pegram and wife,
Wanda F. Pegram

TO
Howard W. Anderson and
George Anton

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

I. 6. 2. 6. 7. 2.

IDENTIF. REFERENCE

Nov 9 9 16 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

49409.00- CAMT.
128.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 134.94-
6070A11/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 2 6 7 2

IDENTIF. REFERENCE

Nov 9 0 36 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0084142