FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,849.24

Ronnie F. Pugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 1985

I. Dyke Tatum
Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

BOOK 6525 PAGE 603

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie F. Pugh (NAME)	Community Federal Savings & Loan Asso (NAME)	15DA 50230
609 Rosebank Avenue (STREET ADDRESS OR ROUTE NUMBER)	2701 Jefferson Street (STREET ADDRESS)	83-8-147
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37208 (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, JAMES B. WALKER, HERBERT H. PEPPERS, and HERSCHEL W. PEPPERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE F. PUGH

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. 1 on the plan of Resubdivision of Lot No. 122, Rosewood Heights, Section 3, of record in Book 4060, page 125, Register's Office for said County.

SAID Lot No. 1 fronts 133.70 feet on the southerly margin of Rosebank Avenue and extends back between parallel lines 240.00 feet to a dead line in the rear.

BEING the same property conveyed to James B. Walker, Herbert H. Peppers, and Herschel W. Peppers by deed from Clyde E. Womack and wife, Jean C. Womack of record in Book 5294, page 373, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a first mortgage Deed of Trust to Community Federal Savings & Loan Association of record in Book 5294, page 375, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This conveyance is made subject to restrictions of record in Book 2156, page 140, and Book 4000, page 248, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is { Unimproved (x) / Improved ( ) } property, known as 609 Rosebank Avenue, Nashville, Tennessee 37206
(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 2nd day of April, 1985

Herschel W. Peppers

James B. Walker

Herbert H. Peppers

04/03 151.58 CHECK

4515

STATE OF TENNESSEE
Davidson County

BOOK 6525 PAGE 604

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Walker, Herbert H. Peppers and Herschel W. Peppers

the bargainors, 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 2nd day of April, 1985.

Commission expires 1-17-86

*or proved to me on the basis of satisfactory evidence

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

JAMES B. WALKER ET AL

TO

RONNIE F. PUGH

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

IDENTIFYING REFERENCE

FILED & RECORDED
DAVIDSON COUNTY, TN
REGISTER

APR 3 10 12 AM '85

20038

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

RECEIVED OF _____

FOR _____

BOOK 6525 PAGE 605

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

56849.24- CAMT.
145.08 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 151.58-
4619A04/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-9 3 9 0 3

IDENTIF. REFERENCE

APR 3 10 13 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 121649