FORM NO. WD-1

BOOK 6527 PAGE 719

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,096.73

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 19 85

Notary Public

MY COMMISSION EXPIRES: April 20, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Doyle, Attorney, 509 Stahlman Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert P. Hoover, et ux. (NAME)	SAME (NAME)	Map 71-12 Parcels 291, 89, 88
717 Evergreen Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12 DA-46703 46720, 46715
Madison, TN 37116 (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, George T. Pearson, Sr. and wife, Peggy Jo Pearson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert P. Hoover and wife, Donna D. Hoover

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:

TRACT I - Being Lot 19B on the Plan of the Re-Subdivision of Lot No. 19 of Walnut Grove of record in Book 4060, page 35, Register's Office for said County, to which plat reference is made for a more complete description.

TRACT II - Being the westerly 50 feet of Lot 25 on the Plan of Walnut Grove Subdivision of record in Book 332, page 34, said Register's Office. Said part of Lot No. 25 fronts 50 feet on the northerly margin of Cherokee Avenue and runs back 301.4 feet, more or less, on the westerly line and 304.6 feet, more or less, on the easterly line to a line in the rear measuring 50 feet thereon.

TRACT III - Being the easterly 50 feet of Lot 23 on the Plan of Walnut Grove Subdivision of record in Book 332, page 34, said Register's Office. Said part of Lot 23 fronts 50 feet on the northerly margin of Cherokee Avenue; thence northerly 150 feet to a point; thence westerly 50 feet to a point; thence 145.7 feet to a point; thence easterly 100 feet to a point in the line between lots 23 and 25; thence with the easterly margin of Lot 23 southerly 301.4 feet to the point of beginning.

Being the same property conveyed to George T. Pearson, Sr., and wife, Peggy Jo Pearson by deeds from D. W. Swindle, unmarried, of record in Book 5678, page 909; Book 5678, page 903; and Book 5678, page 897, said Register's Office.

This conveyance is made subject to indebtedness secured by Deeds of Trust of record in Book 5678, pages 912, 906, and 900, said Register's Office, which the Grantees assume and agree to pay as they become due.

unimproved ( )
This is improved (X) property, known as 821, 827, 827A Cherokee Avenue, Nashville, TN
(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 5th day of April, 1985

George T. Pearson Sr. — Peggy Jo Pearson

GEORGE T. PEARSON, SR. PEGGY JO. PEARSON

84 CE 74.36-

3575

BOOK 6527 PAGE 720

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Johnnie A. Andrews Luken, a Notary Public in and for said County and State, the within named George T. Pearson, Sr. and Peggy Jo Pearson

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 19 85

Johnnie A. Andrews Luken Notary Public

Commission Expires April 20, 1986

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM George T. Pearson, Sr., and wife Peggy Jo Pearson

TO Robert P. Hoover and wife Donna D. Hoover

I 9 4 6 1 1

IDENTIF. REFERENCE

APR 5 11 48 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RUSH

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

RECEIVED OF _____ BOOK 6527 PAGE 721

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

26096.73- CAMT.
67.86 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 74.36-
5575A04/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 6 1 1

IDENTIF. REFERENCE

APR 5 11 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122582