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248862 File Box #35

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A. B. Pearson	Same	
(NAME)	(NAME)	
7 Peach Blossom Square		MAP 104-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		PARCEL 246
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by A. B. Pearson and wife, Elva Ijams Pearson and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Lee R. Minton, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said A. B. Pearson, and wife, Elva Ijams Pearson *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision of Lot No. 7, Peach Blossom Square, as of record in Book 4595, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Lee R. Minton by deed from Fort Realty Company of record in Book 4408, page 57, Register's Office of Davidson County, Tennessee.

2:54 8.6

IDENTIFICATION REFERENCE

AUG 2 10 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

NOTARY PUBLIC STATE OF TENNESSEE LARGE CYNTHIA B. ALBRECHT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 252,500.00

Subscribed and sworn to before me this the 1st *day of* August *19* 85

Affiant

My commission expires: 4-20-86 *(Affix Seal)*

Notary Public

*unimproved ( ) **

This is improved (X) property, known as 7 Peach Blossom Square, Nashville, Tennessee 37205 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 1st *day of* August *19* 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lee R. Minton

By: Kenneth Sidwell, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

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

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 1985, before me personally appeared Kenneth Sidwell, to me known to be the person who executed the foregoing deed in behalf of Lee R. Minton, and acknowledged that he executed the same as the free act and deed of said Lee R. Minton.

Witness my hand and official seal at office in Nashville, Tennessee, this 1st day of August, 1985.

Cynthia B. Albrecht
Notary Public

My commission expires: 4-20-86

STATE OF TENNESSEE • CYNTHIA B. ALBRECHT • NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

Lee R. Minton

TO

A. B. Pearson etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

252500.00- CONT.
656.50 CSTAX
.50 PRFE
6.00 MORT
CHECK 663.00-
3637A08/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2548.6

IDENTIFICATION REFERENCE

AUG 2 10 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159691