File 30

BOOK 6740 PAGE 682

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 10000.00

Subscribed and sworn to before me, this the 17 day of DECEMBER 19 85

Affiant: Raymond M. Pegram

My commission expires: Jan 19, 1986 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:			SEND TAX BILLS TO:		
Raymond M. Pegram			Owner		
2916 Dickerson Rd					
STREET ADDRESS			STREET ADDRESS		
Nash. TN		37207			
CITY	STATE	ZIP	CITY	STATE	ZIP

MAP & PARCEL NO. 61-42

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JOHN EDWARD BURKS, AN UNMARRIED PERSON

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO RAYMOND M. PEGRAM AND WIFE MARY E. PEGRAM

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land located in the 12th. Civil District of Davidson County, Tennessee, Being a part of Lot No. 4 on the Plan of the real estate of William Billips, deceased, of record Book 57, page 21, of the Register's office for said County, and described as follows:

Beginning at a point in Ben Allen Road, which point is the southeast corner of a lot or parcel conveyed by Nellie Sue Burks to William H. Hendrickson and wife, Kittie L. Hendrickson, by deed of record in Book 5365, page 886, in said Register's Office; thence North 89 degrees 41 minutes west, 100 feet to a point in said Road; thence North 5 degrees 41 minutes East 411.33 feet to a point; thence South 84 degrees 15 minutes East 200 feet to a point; thence South 5 degrees 45 minutes west 200 feet to a point; thence North 83 degrees 15 minutes West 100 feet to a point; thence South 5 degrees 45 minutes West 200 feet to the point of beginning.

Being the same property conveyed to JOHN EDWARD BURKS, AN UNMARRIED PERSON by Quitclaim deed recorded in Book ..... at page ....., Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

6.25 6 7 IDENTIFICATION REFERENCE Dec 19 10 18 AM '85 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

THIS IS VACANT IMPROVED PROPERTY KNOWN AS 239 Ben Allen Road, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 17 day of DECEMBER, 19 85

John Edward Burks

John Edward Burks

State of Tennessee
County of Davidson

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On this 17 day of DECEMBER, 19 85, before me personally appeared JOHN EDWARD BURKS, AN UNMARRIED PERSON to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan 19, 1986

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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
			REC. FEE	
			CO.CO	CSTAX
			.50	PRFEE
			6.00	MORTG
				CHECK 32.00-
			0212A12/19/86	BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 5 6 7.

IDENTIFICATION REFERENCE

Dec 19 10 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 203146