File Box 44

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of June, 1987.

Notary Public

My Commission expires: 8-8-88

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Fred Pancoast and wife, Carolyn A. Pancoast 3610 Sperry Avenue Nashville, Tennessee 37215	SAME	117-5-6 7DA 23880

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM A. OLDACRE, JR., AND WIFE, FELICE F. OLDACRE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FRED PANCOAST AND WIFE, CAROLYN A. PANCOAST, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 49 on the Map of Henry Sperry Subdivision, as of record in Book 974, page 21, Register's Office for said County.
>
> Said Lot No. 49 fronts 100 feet on the north side of Sperry Avenue and runs back between lines, 143 feet, 5 inches on the westerly line and 158 feet, 4 inches on the easterly line to a dead line measuring 101 feet, 2 inches thereon.
>
> Being the same property conveyed to William A. Oldacre, Jr. and wife, Felice F. Oldacre, by Warranty Deed from Third National Bank in Nashville, Conservator for Margaret Hill Acuff, of record in Book 6105, page 728, Register's Office for said County.

This conveyance is made subject to 1987 taxes, which have been prorated and assumed by the Grantees.

This is improved property, known as 3610 Sperry Avenue, Nashville, Tennessee 37215.

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 hands this 5th day of June, 1987.

William A. Oldacre, Jr.

Felice F. Oldacre

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, William A. Oldacre, Jr., and wife, Felice F. Oldacre, 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, at office, this 5th day of June, 1987.

Norma B. Moody
Notary Public

NORMA B. MOODY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 8-8-88

IDENTIFICATION REFERENCE

JUN 5 11 38 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3 3 5 3 6

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

RECEIVED OF _____

FOR _____

BOOK 7260 PAGE 228

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
			215000.00- CAMT.	
			602.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	608.50-
5930A06/05/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33536

IDENTIFI REFERENCE

JUN 5 11 38 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90304