Prepared By: Saturn & Mazer, Attys., 212 Third Ave., North, Nashville, Tn. 37201

Box 7

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Daniel P. Pergande	DOMINION BANCSHARES MORTGAGE CORP	150-160
and Robert S. Pergande (NAME)	(NAME) 11350 Random Hills Road	Field book: 2D-38045
3161 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Fairfax, Virginia 22030	
Antioch, Tn. 37013 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7328 PAGE 624

For and in consideration of the sum of seventy thousand and no/100---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Earl B. Hughes, the Grantor, an unmarried person

AUG 18 2 51 PM 1987
FEE $ 5.00
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

5698.0

have bargained and sold, and by these presents do transfer and convey unto the said Daniel P. Pergande and Robert Scott Pergande

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northeasterly part of Lot No. 4 and the easterly part of Lot No. 5 on the unrecorded plan of the Sandy Richardson Land and said part of Lot No. 4 also being the northeasterly part of the easterly 2½ acre part of Lot No. 10 on the plan of Foster Lands of record at Chancery Plan Book 2, page 157, RODCT, and described together according to a copy of a survey made by Ralph W. C. Lambert, dated September 30, 1965, as follows:

Beginning at a point in the southerly margin of Anderson Road, said point of beginning being 241 feet east of the common corner of Lot No. 5 (said Sandy Richardson Land) and Lot No. 10 (said Foster Lands), thence along said margin south 86°14' east 108 feet to an iron pin; thence, south 1°45' west 404 feet to an iron pin; thence, north 86°14' west 108 feet to an iron pin; thence north 1°45' east 404 feet to an iron pin, the point of beginning.

Being all the same property conveyed to Earl B. Hughes by correction deed of record at Book _____, page _____, said Register's Office, and by deed at Book 5950, page 622, RODCT, and the northeasterly part of the property conveyed to Earl B. Hughes by deed from R. E. Worrall, County Court Clerk as of record in Book 2925, page 413, corrected at Book 2993, page 419, RODCT, pursuant to Decree of the County Court as entered at Minute Book 160, page 46, County Court for Davidson County, Tennessee.

Preparer's note to description: While the Sandy Richardson Land is an unrecorded tract, a survey was made by T. R. Sanford, July 14, 1958, for Attorneys Title Co. G#68497. That survey was used to provide the legal description found in the Decree of the County Court at said Minute Book 160, page 46 for said Lots 4 and 5, originally conveyed to the said Earl B. Hughes in 1959. Hughes subsequently sold and reacquired title to parts of this property and the deed incorrectly identified Lot No. 5 as being a part of said Foster Lands when in fact it was and is a part of the said Sandy Richardson Lands.

This is ~~unimproved~~ ( ) improved (X) property, known as 3161 Anderson Road (House Number) (Street)
Antioch, TN 37013 (P. O. Address) (City or Town) (Zip Code)

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.

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 5th day of August, 19 87.

Earl B. Hughes

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alisa A. Wilkins, a Notary Public in and for said County and State, the within named Earl B. Hughes

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

Witness my hand and official seal at Nashville, this 5th day of August, 1987.

My commission expires 9-11-1990 Notary Public Alisa A. Wilkins

ALISA A. WILKINS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 70,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Daniel P. Pergande

Sworn to and subscribed before me
this 13th day of August, 19 87.

My commission expires 5-1-91 Notary Public

ALISA A. WILKINS NOTARY PUBLIC

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215
Name Address

WARRANTY DEED

FROM

Earl B. Hughes, an unmarried person

TO

Daniel P. Pergande and Robert Scott Pergande

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7328 PAGE 626

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			70000.00- CAMI.	
			196.00 CSTAX	
			.50 PRFE	
			6.00 WDED	
			CHECK	202.50-
			2923A08/18/87 BAI	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 9 8 0

IDENTIFICATION REFERENCE

AUG 18 2 51 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 06819