BOOK 7471 PAGE 13

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 1988

Notary Public

MY COMMISSION EXPIRES: 1-21-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

L. Kenneth Johnson, Attorney, 302 Moss Trail, Goodlettsville, Tennessee 37072
NAME NAME AND ADDRESS OF MORTGAGEE: NONE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. C. Brummett, Jr. and (NAME)	Same (NAME)	Map 19-13
Leon D. Shaw (NAME)		Par. 201
308 Church St. P. O. Box 629 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn. 37072 (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, I, Ray J. Pearson, a widower and unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. C. Brummett, Jr. and Leon D. Shaw,

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:

Land in Davidson County, Tennessee, situated in the Town of Goodlettsville, Tenn., fronting on Connell and Church Streets, and described as follows:

Beginning at a point in Connell and Church Streets, running with Connell Street west 100 feet more or less to a point, formerly Saunders southeast corner, thence northerly with said Saunders' east line to center of branch, Saunders northeast corner and G. L. Newbern's line; thence with center of said branch and Newbern's south boundary line East to center of Church Street 100 feet, more or less; thence southerly with center of Church Street 175 feet, more or less, to the beginning.

Being the same property conveyed to J. E. Pearson and wife, Tina Pearson, by deed from Elizabeth W. Young and Edd B. Young of record in Book 1541, page 598, R. O. D. C., Tenn. The said parties having since died, the said J. E. Pearson having predeceased the said Tina Pearson. And being the same property devised to Ray J. Pearson as devisee under the will of Tina Pearson, deceased, of record in Will Book 154, page 181, County Court Clerk's Office of Davidson County, Tennessee.

NOTE: $22,500.00 is for land and $37,500.00 is for improvements.

This is ( ) unimproved (X) improved property, known as 124 Connell Street (House Number) (Street) Goodlettsville, Tenn. (P.O. Address) (City or Town) 37072 (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 my hand this 16th day of February, 1988

X Ray J. Pearson
RAY J. PEARSON

STATE OF TENNESSEE }
Davidson County }

BOOK 7471 PAGE 14

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray J. Pearson, a widower and unmarried,

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 Goodlettsville, Tennessee, this 16th day of February, 1988.

Notary Public

Commission Expires 1-21-90

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

RAY J. PEARSON

TO

W. C. Brummett, Jr.

Leon D. Shaw

05581

IDENTIFICATION REFERENCE

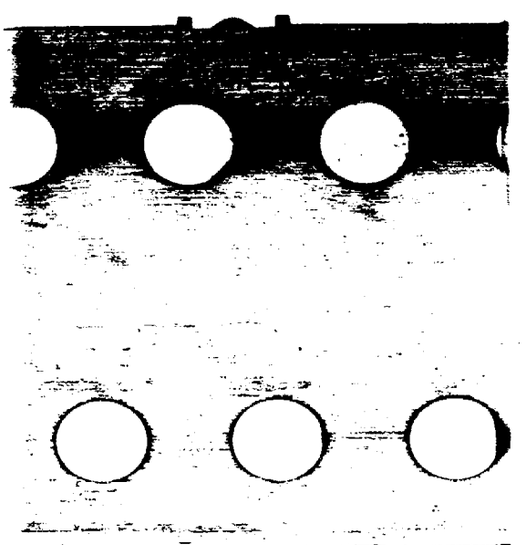
FEB 17 1 44 PM '88

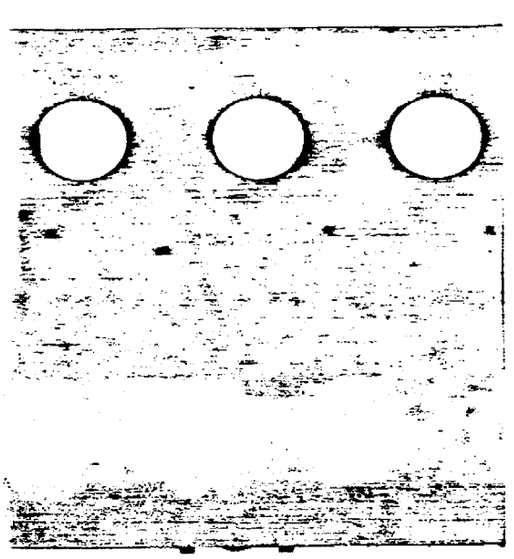
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

7576 02/17 0101 03CHECK 174.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7471 PAGE 15

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

CAMT 60000.00
CON TX 168.00
PRFEE 0.50
WDEED 6.00
TOTAL 174.50
CHECK 174.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/17/88 01 13:45 0001 7576

05581

IDENTIFICATION REFERENCE

FEB 17 1 44 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 62361