Bo4 56

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 53,000.00
Marva E. Pendergrass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 19 89
Notary Public

MY COMMISSION EXPIRES March 11, 1990
(AFFIX SEAL)

BOOK 7905 PAGE 587

LA603
BOX #56

**THIS INSTRUMENT WAS PREPARED BY**
Turnley and Goodhue, Attorney, L & C Tower, Nashville, TN. 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marva E. Pendergrass (NAME) | American National Financial, (NAME) | 71-1 |
| 2400 Old Matthews Road (ADDRESS) | 100 Ashford Center North, #250 (ADDRESS) | 144 |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Atlanta, Georgia 30338 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Ricci Hall, Unmarried d/b/a Fair Price Construction Company a Sole Proprietorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marva E. Pendergrass, Unmarried

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, being Lot No. 30 of Trinity Hills Village, Section One, as of record in Plat Book 4300, page 29, Register's Office for said County, reference is here made to said Plat for a more complete description of said lot.

Being the same property conveyed to Fair Price Construction Company from Hubert E. Dixon and wife, Ruth Dixon by deed of record in Book 7780 page 377 Register's Office for Davidson County, Tennessee.

5.46 2.9

AUG 2 3 23 PM '89

unimproved ( )
This is improved ( X ) property, known as 2400 Old Matthews Road, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (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 31st day of July, 19 89

Ricci Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricci Hall, unmarried, d/b/a Fair Price Construction Company, a sole Proprietorship

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, Tennessee, this 31st day of July 19 89

Commission expires March 11, 1990

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

**WARRANTY DEED**

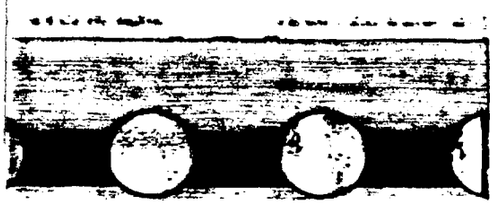
FROM
Ricci Hall

TO
Marva E. Pendergrass

**RETURN TO:**

Turnley and Goodhue, Attorney
L & C Tower
Nashville, TN. 37219

1948 08/02 0101 03CHECK 181.90



**OFFICIAL RECEIPT**

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

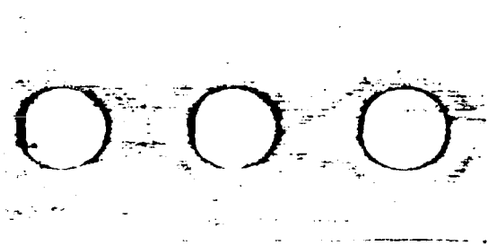
RECEIVED OF _____

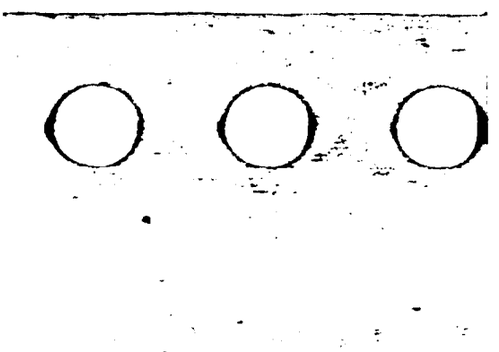
FOR _____

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| | | |
|---|---|---|
| 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 | 53000.00 |
| CON TX | 174.90 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 181.90 |
| CHECK | 181.90 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/89 01 15:23 0001 1948

5.4.6.2.9

IDENTIFICATION REFERENCE

AUG 2 3 23 PM '89

FELIX Z. WILSON II REGISTER

No. 235280