This Instrument Prepared By:

Thomas I. Bottorff
Attorney at Law
One Maryland Farms, Suite 102
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Steve W. Pedigo
280 McGavock Pike
Nashville, TN 37214

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 95-7
GROUP
PARCEL 126

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, James L. Hutton Jr., married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Steve W. Pedigo, hereinafter called the Grantee, his 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. 2 on the Plat of the Resubdivision of Part of Lot No. 16, Merry Oaks, Section IV, as of record in Book 6200, page 947, Register's Office, Davidson County, Tennessee.

Being part of the property conveyed to James L. Hutton, Jr. by Last Will and Testament of James L. Hutton, Sr. of record in Will Book 170, page 547, Probate Section, County Court Clerk's Office, Davidson County, Tennessee.

This is improved property known as 280 A & B McGavock Pike, Nashville, TN 37214.

This conveyance is made subject to real property taxes, all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Margie Hutton, wife of James L. Hutton, Jr., joins in this transfer for the sole purpose of conveying all her marital right, title and interest in subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steve W. Pedigo, his heirs and assigns, forever; and James L. Hutton Jr. does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of June, 1990.

JAMES L. HUTTON, JR.

MARGIE HUTTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James L. Hutton Jr. and Margie Hutton, 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 and official seal at Brentwood, Tennessee, this the 19th day of June, 1990.

NOTARY PUBLIC

My Commission Expires: March 12, 1994

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of June, 1990.

NOTARY PUBLIC

My Commission Expires: March 12, 1994

35365

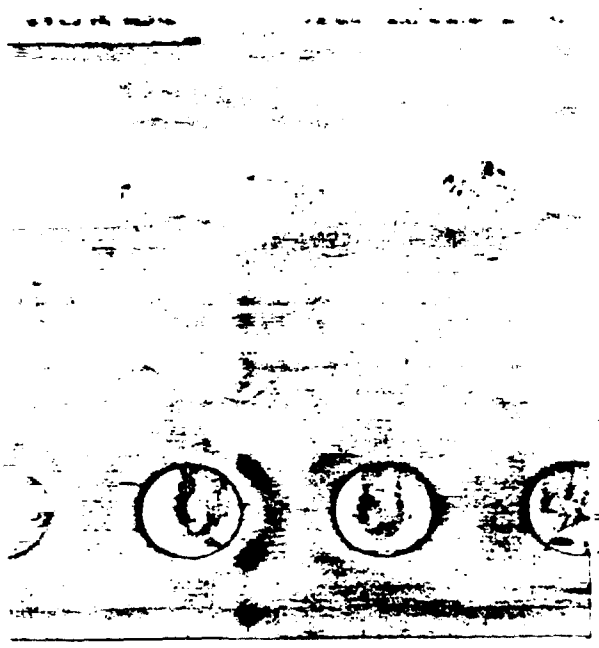
IDENTIFICATION

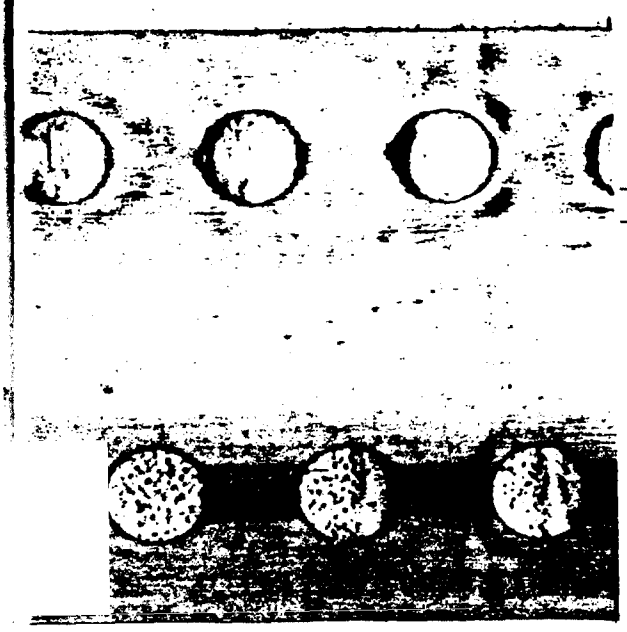
JUN 20 1 35 PM '90

FELIX Z. WILSON

RUSH

2181 06/20 0101 03CHECK 221.50





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

RECEIVED OF _____

FOR _____

BOOK 8135 PAGE 219

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

CAMT	65000.00
CON TX	214.50
PRFEE	1.00
WDEED	6.00
TOTAL	221.50
CHECK	221.50

06/20/90 01 13:36 0001 2181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35365

IDENTIFI REFERENCE

JUN 20 1 35 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 329816