THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: David Hugh Thompson ("GRANTOR")

TO: Raymond M. Pegram and wife, Mary E. Pegram ("GRANTEES")

ADDRESS NEW OWNER:
Raymond M. Pegram, et ux.
301 Ben Allen Road
Nashville, Tennessee 37201

SEND TAX BILLS:
113 Donawood Court
Hendersonville, TN
37075

MAP 61, PART OF PARCEL NUMBER 17:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, David Hugh Thompson, has bargained and sold, and by these presents does transfer and convey unto Raymond M. Pegram and Mary E. Pegram, husband and wife, their heirs and assigns, all of his interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit "A" hereto:

SEE EXHIBIT "A" FOR PROPERTY DESCRIPTION

This is unimproved property known as 301 Ben Allen Road, Nashville, Tennessee 37207.

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 GRANTOR does covenant with the said GRANTEES 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, except for 1991 real property taxes, which have been prorated between the parties and the obligation has been assumed by GRANTEES.

And GRANTOR does further covenant and bind himself, his heirs and assigns, 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 claiming by or through GRANTOR.

Bonnie Lewis Thompson, spouse of GRANTOR, joins in and executes this deed for the purpose of transferring, conveying and releasing any and all right and interest she may have in and to the property by reason of the marriage or otherwise, but not further.

WITNESS our hands this 8th day of November, 1991.

6.09.07

IDENTIFICATION REFERENCE

Nov 8 3 20 PM '91

FEE 7 MISC 1 RECD

David Hugh Thompson

Bonnie Lewis Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carothers, a Notary Public in and for said County and State, the within named, David Hugh Thompson and Bonnie Lewis Thompson, husband and wife, the within named bargainors, with whom I am personally acquainted, or who 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 Nashville, Tennessee, this 8th day of November, 1991.

Ruth Anne Carothers
NOTARY PUBLIC

My Commission Expires: 1-22-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,255.36.

Raymond M Pegram
AFFIANT

November Subscribed and sworn to before me, this 8th day of ~~October~~, 1991.

Ruth Anne Carothers
~~Raymond M Pegram~~ R.P.
NOTARY PUBLIC

My Commission Expires: 1-22-95

EXHIBIT "A"
TRACTS 2, 3, 4, AND 5 COMBINED

A tract of land located in the 12th Civil District of Davidson County, Tennessee, as described according to a survey by Barry Greer and Associates, dated September 6, 1991, as follows:

Beginning at an iron pin set in the northern R.O.W. of Ben Allen Road. Said pin being the present southeast corner of Tract 1 of the property conveyed to David Hugh Thompson by deed of record in Book 2803, page 559, Register's Office for Davidson County, Tennessee (the original southeast corner being described as located in the center of the road) and also being the southwest corner of the property conveyed to Robert R. Poe, et ux., by deed of record in Book 5777, page 279, R.O.D.C., Tennessee, and proceeding as follows:

With said R.O.W. of Ben Allen Road, North 56 degrees, 41 minutes, 36 seconds West, a distance of 190.42' to an iron pin;

Thence, continuing with said R.O.W., and with a curve to the right having a radius of 254.48' and a chord bearing North 30 degrees, 00 minutes, 37 seconds West, 213.17', an arc distance of 219.95' to an iron pin;

Thence, continuing with said R.O.W., North 08 degrees, 27 minutes, 56 seconds West, a distance of 96.36' to a concrete monument;

Thence, continuing with said R.O.W., North 09 degrees, 30 minutes, 47 seconds West, a distance of 50.74' to an iron pin;

Thence, continuing with said R.O.W., with a curve to the left having a radius of 424.44', and a chord bearing North 28 degrees, 57 minutes, 29 seconds West, 333.18', an arc distance of 342.38' to an iron pin;

Thence, continuing with said R.O.W., North 52 degrees, 04 minutes, 03 seconds West, a distance of 220.00' to an iron pin;

Thence, leaving said R.O.W. and severing said Tract 1 of Thompson, North 37 degrees, 55 minutes, 57 seconds East, a distance of 182.54' to an iron pin;

Thence, North 10 degrees, 41 minutes, 11 seconds West, a distance of 370.67' to an iron pin;

Thence, South 89 degrees, 52 minutes, 33 seconds East, a distance of 113.20' to an iron pin;

Thence, North 05 degrees, 30 minutes, 08 seconds East, a distance of 424.73' to an iron pin set in the south boundary of the property conveyed to Zola Bailey, by deed of record in Book 2813, page 262, R.O.D.C., Tennessee;

Thence, with said Bailey, South 80 degrees, 46 minutes, 00 seconds East, a distance of 136.19' to an iron pin;

Thence, with the south boundary of the property conveyed to Zola Bailey, by deed of record in Book 5257, page 082, R.O.D.C., Tennessee, and the south boundary of the property conveyed to Clarence Jones, et ux., by deed of record in Book 1489, page 243, R.O.D.C., Tennessee, South 80 degrees, 54 minutes, 41 seconds East, a distance of 584.26' to a planted stone set at the southeast corner of said Jones and the northeast corner of Tract 1 and being in the west boundary of Tract 3 of the property conveyed to Thompson by deed of record in Book 2803, page 559, R.O.D.C., Tennessee;

Thence, with the west boundary of former Tract 3 and the east boundary of said Jones, North 09 degrees, 47 minutes, 56 seconds

East, a distance of 9.75' to an iron pin set in the southwesterly R.O.W. of Ellington Parkway as acquired by the State of Tennessee by Final Judgment of the Fifth Circuit Court as of record in Book 5526, page 854, R.O.D.C., Tennessee;

Thence, with said R.O.W. of Ellington Parkway, South 22 degrees, 13 minutes, 30 seconds East, a distance of 52.67' to an iron set in the southern boundary of said Tract 3 in the previously referenced deed to Thompson;

Thence, with said southern boundary and the northern boundary of the property conveyed to Milton Adcock, et ux., by deed of record in Book 1345, page 098, R.O.D.C., Tennessee, North 80 degrees, 54 minutes, 41 seconds West, a distance of 27.93' to a 18" hackberry tree at the original southwest corner of said Tract 3 and being in the original east line of said original Tract 1 and also being the northwest corner of said Adcock;

Thence, with said eastern boundary of said Thompson deed's Tract 1 and with the western boundary of said Adcock, South 09 degrees, 47 minutes, 56 seconds West, a distance of 926.49' to an iron pin;

Thence, continuing with said eastern boundary of Thompson and said western boundary of said Adcock, South 09 degrees, 28 minutes, 45 seconds West, a distance of 740.27' to the beginning and containing 22.096 acres, more or less according to the survey of Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, license number 211, dated September 6, 1991.

And being a portion of the same property conveyed to David Hugh Thompson by deed from Beulah S. Thompson of record in Book 2803, page 559, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a slope and drainage easement in the Final Judgment of record in Book 5526, page 854, Register's Office for Davidson County, Tennessee.

7991 11/08 0101 03CHECK 217.61

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8482 PAGE 906

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 55255.36
CON TX 204.61
PRFEE 1.00
WDEED 12.00
TOTAL 217.61
CHECK 217.61

11/08/91 01 15:21 0001 7991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.0.9.07.

IDENTIFI REFERENCE

Nov 8 3 20 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 475114