File Box #24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8713 PAGE 928

ADDRESS NEW OWNER:
Joyce F. Pegram
918 Havenhill Drive
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, Illinois 60015

MAP AND PARCEL:
MAP 106-16
PARCEL 1
06DA-13353

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Franklin Lee Spann and wife, Nancy J. Spann, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joyce F. Pegram, 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:

BEING Lot No. 52 on the Plan of Hill-N-Dale Acres, of record in Book 2900, Page 33, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Franklin Lee Spann, by deed from Gwen K. Spann, widower of record in Book 7203, Page 73, Register's Office for Davidson County, Tennessee. Nancy J. Spann herein joins to convey any and all rights and interest she may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to public utilities easement; anchor easement; overhang easement; and minimum building setback line of record in Book 2900, Page 33, said Register's Office.

This is improved property known as 918 Havenhill Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joyce F. Pegram, unmarried, their heirs and assigns, forever; and we, Franklin Lee Spann and wife, Nancy J. Spann 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 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 27th day of August, 1992. BOOK 8713 PAGE 929

Franklin Lee Spann

Franklin Lee Spann

Nancy J. Spann

Nancy J. Spann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Franklin Lee Spann and wife, Nancy J. Spann the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 5-21-95

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 92,500.00.

AFFIANT

Subscribed and sworn to before me this 27th day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 5-21-95

40650

IDENTIFICATION REFERENCE

AUG 28 2 03 PM '92

W.A. WILSON II REG. STE.
DAVIDSON COUNTY, TN

REC 98.00 TAX 253.00 CHECK 351.25

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
MG - 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	92500.00
			CON TX	342.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	351.25
			CHECK	351.25

08/28/92 01 14:05 0001 5008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40650

IDENTIFIT REFERENCE

AUG 28 2 03 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 564732