FILE NO. 32630

FILE BOX "7"

BOOK 9400 PAGE 985

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF July 1994

Notary Public

MY COMMISSION EXPIRES: 7-2-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HENRY P. PENDERGRASS ET AL	S A M E	104-5-B-6
(NAME)	(NAME)	
3730 Meadowbook Avenue, #6		26W-10012
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(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, WE, THOMAS A. RANSEEN and wife, DANETTE RANSEEN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY P. PENDERGRASS and daughter, MARGARET B. PENDERGRASS, as Joint Tenants with Rights of Survivorship and not as Tenants in Common, 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 Unit No. 6, Meadowbrook Condominiums of record in Book 7099, Page 505, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Thomas A. Ranseen, a single person, by deed from G. Hubert Moore and wife, Janice L. Moore, of record in Book 7106, page 455, Register's Office for Davidson County, Tennessee.

68845
IDENTIF. ↑ REFERENCE

94 JUL -7 AM 11:10
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

4520 07/07 0101 03CHECK 323.50

This is improved (X) property, known as #6, 3730 Meadowbrook Avenue, Nashville, Tennessee 37205 (unimproved ( ))
(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 our hand this 6th day of JULY, 19 94

THOMAS A. RANSEEN Thomas O. Ranseen DANETTE RANSEEN Danette D Ranseen

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named THOMAS A. RANSEEN AND WIFE DANETTE RANSEEN

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 1994.

Notary Public

Commission Expires 1/22/95

NANCY SAIDERN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

TO

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 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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/07/94 01 11:11 0001 4520

68845
IDENTIF. ↑ REFERENCE

94 JUL -7 AM 11: 10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 811160