FILE NO. 32558
FILE BOX "7"

BOOK 9435 PAGE 990 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 19 94

Notary Public

MY COMMISSION EXPIRES: 1/22/95
(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
JERRY PENDERGRASS (NAME)	S A M E (NAME)	127-12-39
P. O. Box 22567 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9D 8540
Nashville, TN 37202 (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, EDWARD B. RAPER (a/k/a TED RAPER), An Unmarried Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY PENDERGRASS, An Unmarried Person

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. 3 on the Plan of Hickory Hill Estates, as of record in Book 5200, page 118, Register's Office for Davidson County, Tennessee but described more particularly as set forth on Attachment A hereto.

BEING the property conveyed to Ted Raper a/k/a Edward B. Raper by deeds of record in Book 5330, page 603, and Book 5599, page 430, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to Deeds of Trust of record in Book 5659, page 358 and Book 7683, page 976 as modified in Book 8227, page 319, which debts have not been specifically assumed by the Grantee.

80939
IDENTIF. ↑ REFERENCE

94 AUG 12 PM 3:16
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1052½ Hickory Hollow Road, Nashville, Tennessee 37221
(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 10th day of June, 19 94

Edward B Raper AKA Ted Raper
EDWARD B. RAPER (a/k/a TED RAPER)

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EDWARD B. RAPER a/k/a TED RAPER

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 10th day of June, 19 94.

Commission Expires 1/22/95

Notary Public

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

TRACT 1:

LAND in the 9th Civil District of Davidson County, Tennessee, being part of reserved parcel "D" on the map of Bellevue Manor of record in Book 3600, pages 32 & 33, Register's Office for Davidson County, Tennessee, described according to a survey by Paul D. Settle, Surveyor, as follows:

BEGINNING at an iron pin in the Northwest corner of the Nicholson Tract, also a corner of the Polk Property; thence, with Nicholson's line South 22° 16' East, 456.65 feet to an iron pin in the North boundary of Bellevue Manor; thence, with the North boundary of Bellevue Manor South 65° 23' West, 206.42 feet to an iron pin, a corner of Tate Rogers; thence, with Rogers' line North 29° 51' East, 486.60 feet to an iron pin in the Polk line; thence, with Polks' line North 71° 54' East, 293.15 feet to the beginning, containing 2.68 acres, more or less.

INCLUDING but EXCLUDING from the above described property an easement for a right-of-way beginning at a point South 22° 16' East, 93 feet South of the Northeast property corner; thence, South 67° 44' West, 275 feet more or less, to the West property line.

A 10 foot easement for public utilities along the Southerly line of premises.

BEING the same property conveyed to Ted Raper by deed from Alfred Tate Rogers et ux of record in Book 5330, page 603, Register's Office for Davidson County, TN.

TRACT 2:

A tract of land in the present Second Civil District of Davidson County, Tennessee (formerly the Ninth Civil District of Davidson County, Tennessee) being more fully described as follows:

BEGINNING at an iron pin set on the northerly line of Reserved Parcel "D" Bellevue Manor, recorded in Book 3600, page 32, R.O.D.C., Tennessee; said pin being N 75° 25' 48" E. 50.0 feet from an iron pin at the northwesterly corner of said Parcel "D" and proceeding as follows: 1. Severing the lands of Willie K. Davis, N 24° 42' 31" W, 100.0 feet to an iron pin; thence, 2. N 40° 07' 03" E. 108.0 feet to an iron pin; thence, 3. N 83° 50' 09" E. 172.78 feet to an iron pin; thence, 4. S 54° 33' 25" E. 176.98 feet to an iron pin set on the northerly margin of above said Parcel "D"; thence; 5. 2ith the northerly margin of Parcel "D" S 75° 25' 48" W. 355.18 feet to the point of beginning and containing 1.0 acre.

THE GRANTOR does hereby retain a 20 ft. ingress and egress easement, running with the land, across the above described one acre tract, the center line of which is described as follows:

BEGINNING on the northerly line of the one acre tract at a point that is S 40° 07' 03" W, 10.0 feet from the northeasterly end of call No. 2 of the one acre tract and proceeding as follows: 1. S 69° 06' 24" E. 151.25 feet to a PK nail; thence; 2. S. 47°43' 45" E. 80.5 feet to a PK nail; thence, 3. N 62° 21' 35" E. 108.0 feet to a PK nail on the northeasterly line of the one acre tract that is N 54° 33' 25" W. 31.67 feet from its easterly most corner at the end of Call No. 4 of the one acre tract.

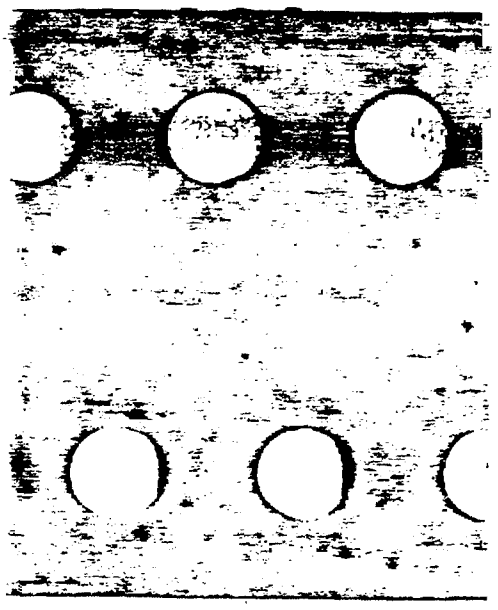
The Grantor further conveys unto the grantee the following ingress and egress easement, to run with the land, across the remaining lands of the grantor, continuous to the aforementioned one acre tract, which easement is described as follows:

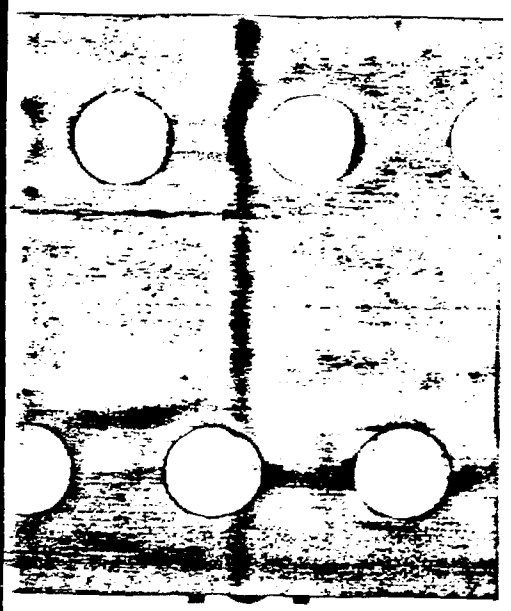
BEGINNING at an iron pin at the angle point in the northerly line of Paul M. Nicholson, Book 5332, page 451, R.O.D.C., Tennessee. This iron pin is in the southerly line of a 28.52 acre tract and is the northerly line of Reserved parcel "D" of Bellevue Manor as recorded in Plat Book , page , R.O.D.C., Tennessee and proceeding as follows: 1. S. 75° 25' 43" W. feet to an iron pin at the northeast corner of a tract conveyed to Ted Raper by deed recorded in Book 5330, page 603, R.O.D.C., Tennessee; thence, 2. N. 54° 33' 25" W. 62.26 feet; thence, 3. N. 75° 25' 48" E. 236.13 feet; thence, 4. N. 43° 05' 22" E. 236.02 feet; thence, 5. S. 46° 54' 38" E. 25.00 feet; thence, 6. S. 43° 05' 22" N. 290.00 feet to the point of beginning and containing 16.528 square feet or 0.30 of an acre.

AS FURTHER CONSIDERATION for this transaction the grantee hereby grants unto the grantor a 25 foot ingress and egress easement, running with the land, over lands which he owns by virtue of a deed from Alfred Tate Rogers and wife, Martha Rogers of record in Book 5330, page 603, R.O.D.C., contiguous to the aforementioned one acre tract, the center line of said easement being described as follows: Beginning at a point which is S 22° 16' 0" East 12.5 feet of the northeast corner of the Raper lands of record in Book 5330, page 603, thence south 75° 25' 48" West 355.18 feet to a point which is South 29° 51' East 12.5 feet of the northwest corner of the aforementioned Raper lands.

BEING the same property conveyed to Edward B. Raper by deed from Willie K. Davis, Trustee, of record in Book 5599, page 430, Register's Office for Davidson County, Tennessee.

7637 08/12 0101 03CHECK 422.52





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9435 PAGE 994

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
109600.00
CON TX 405.52
PRFEE 1.00
WDEED 16.00
TOTAL 422.52
CHECK 422.52

08/12/94 01 15:16 0001 7637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80939
IDENTIF. & REFERENCE

94 AUG 12 PM 3:16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 824104