13236 File Box 36

WARRANTY DEED

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
081-11- 032.00	Ronald S. Pardue Nancy Sue Pardue	New Owner 1913 South Hamilton Rd. Nashville, TN 37218
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2101 Buchanan Street Nashville, TN	LOAN OR ACCOUNT NO PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged

BOOK 9522 PG 325

ELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

94 NOV 16 PM 3:34

IDENTIF. & REFERENCE

09485

PEGGY CAMPBELL, UNMARRIED

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronald S. Pardue and wife, Nancy Sue Pardue

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Part of Lot No. 273 on the J. M., T. J. and G. W. Harding's Plan of Lots, as of record in Book 21, Page 80, Register's Office for said County, described by a survey made by Cantrell, Connell and Morrision, Engineers dated May 3, 1958.

Said part of said lot fronts 46.5 feet on the southerly side of Buchanan Street and runs back 100 feet on the westerly line and 101.5 feet on the easterly line with the westerly margin of 21st Avenue North, to a dead line and shows 54.7 feet on said dead line.

Being the same property conveyed to Peggy Campbell by deed from Larry Neal Cole, of record in Book 8004, Page 334, said Register's Office.

This conveyance is made subject to all matters as shown on the recorded plat referred to above and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., ~~except 1994 taxes, which have been prorated and assumed by Grantee~~

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14 day of November, 1994.

Peggy Campbell

Peggy Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9522 PG 326

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Peggy Campbell

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

Witness my hand and official seal at Nashville, Tennessee, this, the 14 day of November, 19 94.

My commission expires:

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted, (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 _____,

this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November, 19 94 MY COMMISSION EXPIRES: _____

(AFFICIAL SEAL)

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

Notary Public

WARRANTY DEED

FROM
Peggy Campbell, unmarried

TO
Ronald S. Pardue and wife,
Nancy Sue Pardue

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
200 Fourth Avenue North
Nashville, TN 37219

4591 11/16 0101 03CHECK 16.00

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9522 PG 327

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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/16/94 01 15:34 0001 4591

09485
IDENTIF. ↑ REFERENCE

94 NOV 16 PM 3:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 854662