0157309

IDENTIF. & REFERENCE

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

96 MAR -6 AM 10:50

FEE 2.00 REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Terrill M. Pendergrass and Lera Q. Pendergrass
1432 Autumn Knoll
Hermitage, Tennessee 37076

SEND TAX BILL:
*To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 86-8
GROUP
PARCEL 27

WARRANTY DEED

BOOK 9970 PG 403

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, Michael L. Donoho and wife, Rebecca V. Donoho, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Terrill M. Pendergrass and wife, Lera Q. Pendergrass, 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. 124 on the Plan of Jackson's Retreat, Phase III, as of record in Book 5200, pages 517 and 518, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Michael Lee Donoho by Quitclaim Deed from Robert T. Johnson, Trustee, of record in Book 8550, page 31, Register's Office for Davidson County, Tennessee. The said Michael L. Donoho and Michael Lee Donoho being one and the same person.

This is improved property known as 1432 Autumn Knoll, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. Restrictive Covenants contained in an instrument of record in Book 6056, page 672, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. All matters shown on the plan of record in Book 5200, page 517 and 518, in said Register's Office.
4. Declaration of Covenants, Conditions and Restrictions of record in Book 5741, page 360, the Charter of Jackson's Retreat Homeowners Association of record in Book 5745, page 283, and the By-Laws of Jackson's Retreat Homeowners

[illegible] of record in Book [illegible] page 294, Register's Office of Davidson County, Tennessee.

5. Rights of others in and to the common elements and/or areas.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Terrill M. Pendergrass and wife, Lena Q. Pendergrass, their heirs and assigns, forever; and we, Michael L. Donoho and wife, Rebecca V. Donoho, 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 29th day of February, 1996.

Michael L. Donoho

Rebecca V. Donoho

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael L. Donoho and wife, Rebecca V. Doncho, 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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of February, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 100,050.00.

Terrill M. Pendergrass
AFFIANT

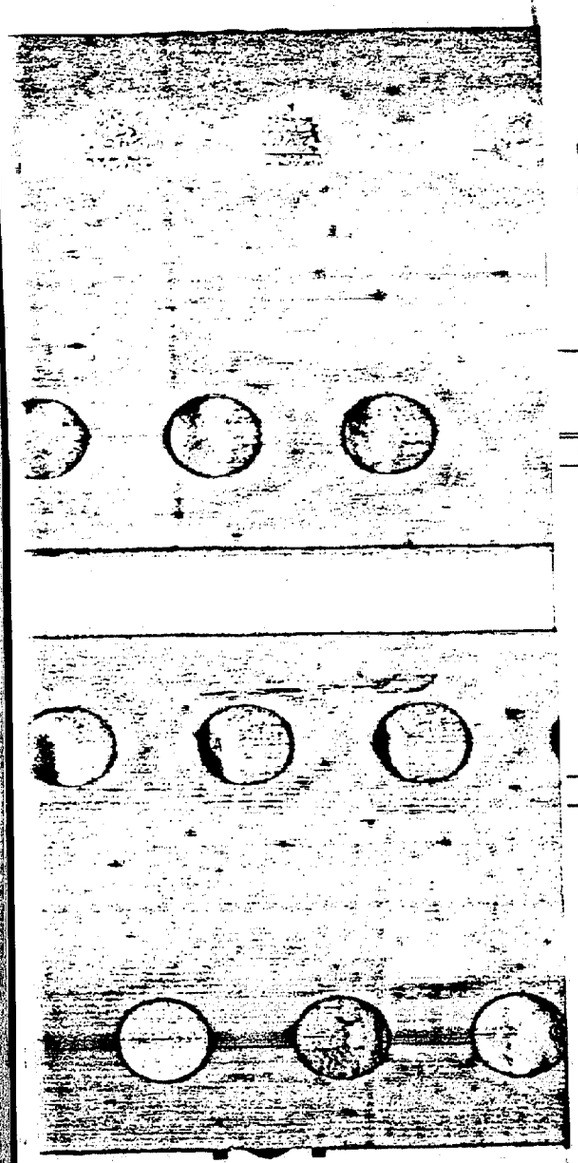
Subscribed and sworn to before me
this 29th day of February, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

96 03/06 0101 03CHECK 379.19



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9970 PG 405

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 100050.00
CON TX 370.19
PRFEE 1.00
WDEED 8.00
TOTAL 379.19
CHECK 379.19

03/06/96 01 10:54 0001 5393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157309
IDENTIF. # REFERENCE

96 MAR -6 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1013506