STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jennifer A. Burton (NAME) | Champion Mortgage Corporation (NAME) | 83-11 |
| 307 Riverside Drive (ADDRESS) | 5115 Maryland Way (ADDRESS) | 103 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | 15DA 39385 |

FOR AND 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, Mildred Lee Pegram, Executrix and Mary Elaine Pegram Booth, Devisee, Estate of Alvin H. Pegram

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer A. Burton

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, lying in the easterly side of Riverside Drive between Cooper Lane and Eastland Avenue, and described as follows according to a loan survey prepared by T. H. Sanford on March 31, 1953:

Beginning at a point in the easterly margin of Riverside Drive 205 feet north of the northerly margin of Cooper Lane; thence with the margin of Riverside Drive N 3 deg 30' east 70 feet to a point; thence leaving said street S 86 deg 30' east 300 feet to a point; thence S 39 deg 30'west 70 feet to a point; thence N 86 deg 30' west 300 feet to the point of beginning.

Being the same property conveyed to Alvin H. Pegram, Jr. and wife, Martha A. Pegram by deed from John R. Williams and wife, Anne H. Williams of record in Book 2142, page 569, Register's Office for Davidson County, Tennessee. The said Martha A. Pegram predeceased Alvin H. Pegram. Alvin H. Pegram died April 22, 1995 leaving a Will. Subject will names Mildred Lee Pegram as Executrix of said Will and property devised to Mary Elaine Pegram Booth of record in Minute Book 394, page 641, Probate Office for said County.

This conveyance is subject to any and all existing easements of record.

Easement contained of record in Book 4006, page 731, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 307 Riverside Drive, Nashville, TN 37206
(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 s this 21st day of March, 19 96

Mildred Lee Pegram
Mildred Lee Pegram, Executrix

Mary Elaine Pegram Booth
Mary Elaine Pegram Booth, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Lee Pegram, Executrix and Mary Elaine Pegram Booth, Devisee for the Estate of Alvin H. Pegram

the bargainor S, 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 Brentwood, Tennessee, this 21st day of March, 1996.

Commission expires July 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

IDENTIF. & REFERENCE

96 MAR 25 AM 8:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

016135

1577 03/25 0101 03CHECK

260.60



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

RECEIVED OF _____

FOR _____

BOOK 9988 PG 437

| | | |
|---|---|---|
| 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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

03/25/96 01 08:06 0001 1677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163135
IDENTIF. ↑ REFERENCE

96 MAR 25 AM 8:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1019714