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WARRANTY DEED

BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires: 5-16-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00
Warren Lee Pedigo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 19 98

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren Lee Pedigo (NAME)	Franklin American Mortgage Co. (NAME)	155-03-B-017
7408 River Park Drive (ADDRESS)	Brentwood, TN 37027 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jeffrey L. Chennault and wife, Susan Fisher Chennault

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Warren Lee Pedigo and wife, Celia M. Pedigo

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, TN, being Lot No. 17 on the Plan of River Park Estates, of record in Book 6250, Pages 658 and 659 and corrected in Book 6785, Page 427, as amended in Book 6830, Page 806, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey L. Chennault and wife, Susan Fisher Chennault by deed from Ronald D. Ford and wife, Kimberly B. Ford of record in Book 9373, Page 25, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6672, Page 600; Book 7155, Page 844; Easement in Book 3819, Page 296 and Book 5738, Page 824; Charter in Book 7216, Page 833, and all matters shown on the Plan of Record.

0514268
IDENTIF. ← REFERENCE

98 NOV 18 PM 2:31
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

8833 11/18 0101 03CHECK 640.00

unimproved ( )
This is improved (X) property, known as 7408 River Park Drive, Nashville, TN 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 our hand s this 12th day of November, 19 98

Jeffrey L. Chennault
Jeffrey L. Chennault

Susan Fisher Chennault
Susan Fisher Chennault

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BOOK 11210 PAGE 626

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey L. Chennault and wife, Susan Fisher Chennault

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 12th day of November, 19 98.

Commission expires May 16, 1999

Notary Public

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 5-16-99

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

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

BOOK 11210 PAGE 627

RECEIVED OF _____

FOR _____

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	
				170000.00
			CON TX	629.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	640.00
			CHECK	640.00
11/18/98	01		14:31 0001	8833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0514268
IDENTIF. ↑ REFERENCE

98 NOV 18 PM 2:31

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1373902