WARRANTY DEED

BOOK 11565 PAGE 102

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF July, 19 99

Notary Public

MY COMMISSION EXPIRES: 9/16/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel L. Van Pelt	Union Planters PMAC	Map 73-12
(NAME)	(NAME)	
155 Circle Drive	P. O. Box 18001	Parcel 20
(ADDRESS)	(ADDRESS)	
Cottontown, Tennessee 37048	Hattiesburg, MS 39404-8001	
(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, Steve W. Pedigo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel L. Van Pelt and wife, Clemmie K. Van Pelt

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. 246 on the Plan of Section II, Sunset View, of record in Book 2663, page 52, Register's Office for said County.

Said Lot No. 246 fronts 120 feet on the north side of Ridgeland Drive and runs back between lines 228.7 feet on the east line, 264.7 feet on the west line, to a dead line in the rear on which it measures 81.1 feet.

Being the same property conveyed to Steve W. Pedigo, Dewey W. Pedigo and Daisie Pedigo, by deed from John Hudson and wife, Dorothy Hudson, of record in Book 4763, page 218, said Register's Office. The said Dewey W. Pedigo and Daisie Pedigo conveyed their interest in the property to Steve W. Pedigo by quitclaim deed of record in Book 10476, page 733, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Elaine C. Pedigo joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of Steve W. Pedigo.

unimproved ( )
This is improved (X) property, known as 2428 Ridgeland Drive, Nashville, TN 37214
(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 7th day of July, 19 99

Steve W. Pedigo

Elaine C. Pedigo

STATE OF TENN.
DAVIDSON CO.
RECEIPT FEE
469.45

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 Steve W. Pedigo and wife, Elaine C. Pedigo

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 Nashville, Tennessee, this 7th day of July 19 99.

Commission expires 4/16/99

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

06009557

IDENTIFICATION REFERENCE

99 JUL -8 PM 3:41

DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11565 PAGE 104

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0609557

IDENTIFICATION REFERENCE

99 JUL -8 PM 3:41

REGISTER
COUNTY, TN.

CAMT
120500.00
CON TX 475.45
PRFEE 1.00
MTEED 8.00
CFEE 2.00
TOTAL 486.45
CHECK 486.45

07/08/99 01 15:43 0001 0198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488560