Davidson County DEEDWARR
Recvd: 05/02/02 13:13 2pgs
Fees:13.00 Taxes:425.50
20020502-0054172

ADDRESS NEW OWNER and
SEND TAX BILLS:
JEAN SPAIN
323 Westchester Drive
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
42 - 1 - 49

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND DOLLARS ($115,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, VIOLA GARRETT PEGRAM, a widow, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to JEAN SPAIN, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map of the lands of K. J. Morris, as of record in Book 57, Page 49, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, February 10, 1950, as follows:

Beginning at a point in the center of Dickerson Pike at the intersection of the center line of said Dickerson Pike and the center line of Hunter's Lane; thence with the center of said Hunter's Lane North 86 degrees 15 minutes West 210 feet to a railroad spike; thence South 20 degrees West 210 feet to an iron pin; thence South 86 degrees 15 minutes East 210 feet to a point in the center of said Dickerson Pike; thence with the center of said Dickerson Pike North 20 degrees East 210 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to W. B. Pegram, Sr. and wife, Viola Garrett Pegram by deed of record in Book 1807, Page 176, Register's Office for Davidson County, Tennessee. The said W. B. Pegram, Sr. having since died.

Included in the foregoing but expressly excluded from this conveyance is a right-of-way conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8738, Page 398, Register's Office for Davidson County, Tennessee.

This is property known as 3998 Dickerson Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she 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 as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 29 day of April, 2002.

Viola Garrett Pegram
VIOLA GARRETT PEGRAM

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, VIOLA GARRETT PEGRAM, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of April, 2002.

NOTARY PUBLIC

My Commission Expires:
10/24/05

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $115,000.00.

AFFIANT

Subscribed to and sworn before me, this the 29 day of April, 2002.

NOTARY PUBLIC

My Commission Expires:
10/24/05

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