Name and Address of New Owner:

William Pedigo
401 North 17th Street
Nashville, TN 37206

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
104 East Park Dr. Ste. 104
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/06/04 11:22 2pgs
Fees:13.00 Taxes:555.00

20040506-0051860

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $150,000.00

Map & Parcel No.
83-10-38

Affiant

Subscribed and sworn to before me on this April 30, 2004.

Notary Public

My Commission Expires: _____

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 05-30-07
DAVIDSON COUNTY, TN

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, William D. Griswold, unmarried (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto William Pedigo, unmarried (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 198, 199 and 200 on the Map of McEwen Place as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 198, 199 and 200 front together 90 feet on the westerly side of North 17th Street and run back between parallel lines, with the northerly margin of Ordway Place, formerly Grove Avenue, 128 feet to an alley.

Being the same property conveyed to William D. Griswold by virtue of a Warranty Deed dated February 27, 2004, from Robert B. Beck and wife, Martha Cone Beck, of record as Instrument No. 20040316-0029562, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 401 North 17th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this April 30, 2004.

William D. Griswold

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, William D. Griswold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of April, 2004.

Notary Public

My Commission Expires:

