THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
392 Harding Place, Suite 215, Nashville, TN. 37211
(615) 834-4300

QUITCLAIM DEED

New Owner:	**Send Tax Bills:**	**Map & Parcel Nos.**
John O. Pegram, Sr. 1637 11th Avenue North Nashville, TN 37208	Same	MAP 81-11 PARCEL: 571

For and in Consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Elvin Pegram, a married man, by these presents hereby conveys his 1/3rd (one-third) interest to John O. Pegram, Sr., all his successors and assigns, in the hereinafter described real property. Helen Pegram, wife of Elvin Pegram, joins in this conveyance for the purpose of conveying her marital interest, if any, to John O. Pegram, Sr. Said parcel and tract of land in Davidson County, Tennessee, and being further described as follows:

> Being Lot Number 104 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville called the Addition to the Town of McGavock, as of record in Book 2221, Page 41, of the Register's Office for Davidson County, Tennessee.
>
> Said Lot Number 104 fronts fifty (50) feet on the westerly side of 11th Avenue North, formerly Fillmore Street, and runs back between parallel lines, 150 feet to an alley.
>
> BEING of the same property conveyed to Lenora Pegram by Clara Lucille Green, of record in Book 8418, page 414, Register's Office for Davidson County, Tennessee. (Lenora Pegram, unmarried died intestate on November 12, 1998.) Being the same property conveyed by an affidavit of heirship, instrument #20050110-0003399, Register's Office for Davidson County, Tennessee. The heirs at law of Lenora Pegram are Clara Lucille Green, Elvin Pegram, and John O. Pegram, Sr.
>
> This is improved property known as: 1637 11th Avenue North, Nashville TN 37208.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

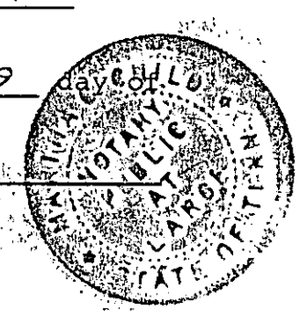
The actual consideration or value whichever is greater, for this this transfer is -0-.

John O. Pegram Sr.
Affiant

Subscribed and sworn to before me this the 19 day of December, 2008.

My Commission Expires:
1-24-09

Martha Child
Notary Public



Davidson County DEEDQC
Recvd: 12/22/08 12:57 2 pgs
Fees:12.00 Taxes:0.00

20081222-0121893

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this the 18 day of December, 2008.

Elvin Pegram
Elvin Pegram

Helen A. Pegram
Helen Pegram

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Elvin Pegram and wife, Helen Pegram, the within name bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 18 day of Dec., 2008.

My Commission Expires:

1-24-09

Martha C. Child
Notary Public

quitc4P
ibmpts