THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN AND BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20090062838 DEEDWARR
Recvd: 09/14/09 14:30 3 pgs
Fees:18.00 Taxes:419.95
20090914-0085768

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
DAVID R. PEGRAM **2027 Wilson Lane** **Goodlettsville, TN 37072**	Same	06101004400

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joe M. Haynes, Executor of the Estate of Willie Bell Dunaway, Deceased**, has this day bargained and sold, and does hereby transfer and convey unto **David R. Pegram**, the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of Gra-Mar Acres, Section 11, as of record in Book 2663, page 113, Register's Office for said County. Said Lot No. 303 is described as follows:

Beginning on the northerly margin of Joyce Lane at the corner of Lots Nos. 302 and 303; thence with the line between said two lots northwardly 205 feet to the corner of Lots Nos. 302, 303 and 304; thence with the line between said Lots Nos. 303 and 304 westwardly 174.3 feet to the easterly margin of Lemont Drive; thence with same southwardly 178.8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 38.44 feet to the northerly margin of said Joyce Lane; thence with the same eastwardly 200.9 feet to the beginning.

Being the same property conveyed to Willie B. Dunaway and wife, Louise D. Dunaway, by deed from Maddux Construction Company, a partnership composed of Drew R. Maddux and Ford L. Maddux, of record in Book 2924, Page 639, Register's Office for Davidson County, Tennessee. The said Louise D. Dunaway predeceased Willie B. Dunaway. The said Willie B. Dunaway having since died. His Last Will and Testament, probated as Docket No. 09P1118, Seventh Circuit Court, Probate Division for Davidson County, Tennessee, devised said property to Jean Mitchell, Betty Larkin and Peggy Anderson.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $113,500.00.

Subscribed and sworn to before me this 9th day of September, 2009.

Affiant

My Commission Expires: 3/10/2012

Notary Public

NOTARY PUBLIC AT LARGE JUDY CALLIS DAVIDSON COUNTY, TENN.

This is improved property located at 528 Lemont Drive, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 9th day of September, 2009.

JOE M. HAYNES, Executor of the Estate of Willie Bell Dunaway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **Joe M. Haynes, Executor of the Estate of Willie Bell Dunaway**, the within named bargainor, 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 Goodlettsville, Tennessee, this the 9th day of September, 2009.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/10/2012