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

BILL GARRETT, Davidson County
Trans:T20100073857 DEEDWARR
Recvd: 11/22/10 11:12 2 pgs
Fees:13.00 Taxes:249.75
20101122-0093226

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
David R. Pegram 2027 Wilson Lane Millersville, TN 37072	Same	33-4-26

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, **CAROL HUNT OWENS, a widow,** has this day bargained and sold, and does hereby transfer and convey unto the said **DAVID R. PEGRAM, an unmarried person,** 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. 24 on the Plan of Goodlettsville Heights, Section No. III, a plat of which is of record in Book 1835, Page 98, Register's Office of Davidson County, Tennessee.

Said Lot No. 24 fronts 80.2 feet on the south side of Draper Drive and runs back 280 feet on the east line and 331.5 feet on the west line and shows 129.3 feet on the rear line.

Being the same property conveyed to Carol Hunt Owens, widowed, by deed from Karrion Ann Carter, formerly Karrion Ann Smith, James Darren Fulks, Sally Jane Jenkins and Wendy Sue Adams, of record in Instrument #200409170111907, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $67,500.00.

Subscribed and sworn to before me this 19th day of November, 2010.

My Commission Expires: 3/10/2012

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Notary Public

This is improved property located at 109 Draper Drive, Goodlettsville, Davidson County, Tennessee 37072.

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 19th day of November, 2010.

Carol Hunt Owens

CAROL HUNT OWENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **CAROL HUNT OWENS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19th day of November, 2008.

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Judy Callis

NOTARY PUBLIC

My Commission Expires: 3/10/2012