BILL GARRETT, Davidson County
Trans:T20140077497 DEEDWARR
Recvd: 10/14/14 15:41 2 pgs
Fees:13.00 Taxes:323.75
20141014-0095012

SEND TAX BILLS TO AND
ADDRESS NEW OWNER AS:
Frank W. Pegram, et.ux.
2037 Wilson Lane
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Map & Parcel: 052-00-0-040.00

THIS DEED OF CONVEYANCE, executed and delivered by **JUNE O. ENGLAND**, unmarried, hereinafter called the Grantor, to **FRANK W. PEGRAM** and wife, **KRISTIN PEGRAM**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being the southern part of Lot No. 7 fronting on Neeleys Bend Road on the map showing the subdivision of Mrs. Margaret L. Compton's land and described according to a survey made by Robert L. Syler, P.E. on May 1, 1969, as follows:

Beginning at a point in the northern margin of Neeley's Bend at the southeast corner of Lot No. 6; thence with the line between Lot No. 6 and 7, N 30 deg. 22' E, 265.14 feet to an iron pin; thence with the line between Odom Sausage Co., Inc. and described property S 60 deg. 11' E, 150.00 feet to an iron pin in the boundary of Schoolside Heights Subdivision; thence with said boundary, S 31 deg. 01' W, 300.94 feet to an iron pin in the northern margin of Neelys Bend Road; thence with the margin of said Road, N 46 deg. 17' W, 150.00 feet to the beginning, containing 0.97 acres, more or less.

Being the same property conveyed to June O. England by deed from Douglas G. Odom, Jr. and Richard A. Odom, Co-Executors of the Estate of Louise S. Odom and Judith O. Wilkerson, Beneficiary under the will of Louise S. Odom, deceased, of record in Book 10314 Page 705, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantor further covenants with the Grantees, survivor and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set its signatures this the 9th day of October, 2014.

June O England
JUNE O. ENGLAND

STATE OF TENNESSEE)
COUNTY OF ~~ROBERTSON~~ DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **June O. England,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 9th day of October, 2014.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

My Commission Expires:_____ NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$87,500.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Frank W Pagan
AFFIANT

SUBSCRIBED and SWORN to before me this the 7th day of October, 2014.

My Commission Expires:_____ NOTARY PUBLIC/Register

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY