WARRANTY DEED

BOOK 4247 PAGE 868

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Geren	United Mortgagee Servicing Corp.	6DA-14959
(NAME:) 91 Peachtree Street	(NAME:) 3200 Pacific Avenue	Map. 119-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Virginia Beach, Virginia	Par. 31
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Eight Thousand Nine Hundred and No/100 - - - - - - - - - - - - - - - - - - - $8,900.00 - - - - - - - - - - - - - - - - - *DOLLARS*

of which $1,706.87 has been paid in cash by Mary Geren, the receipt of which is hereby acknowledged, and for the remainder the said Mary Geren have assumed and agree to pay the unpaid balance of $7,193.13, secured by deed of record in Book 3716, page 273, Register's Office for Davidson County, Tennessee

We, George Raymond Peay and wife, Jeaneeta Gail Peay,

have bargained and sold, and by these presents do transfer and convey unto the said Mary Geren

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 88 on the Map of Sterling Heights, Section 3, as of record in Book 1424, page 113, Register's Office for said County.
Said Lot No. 88 fronts 75 feet on the south side of Peachtree Street, and runs back between lines, 161.1 feet on the east line and 161.4 feet on the west line to a dead line in the rear on which it measures 75 feet thereon.
Being the same real property conveyed to George Raymond Peay and wife, Jeanetta Gail Peay, of record in Book 3716, page 273, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 1728, page 541, and a 60 foot minimum building setback line from Peachtree Street, and a 10 foot easement for public utilities along the rear line of lot, as shown in Book 1424, page 113, Register's Office for said County.

This Instrument Was Prepared By

Dorian W. Pedigo (ms)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,900.00

Subscribed and sworn to before me, this the 1st day of July, 1968

Affiant

My commission expires My Commission Expires April 21, 1971 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 91 Peachtree Street, Nashville
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George Raymond Peay and wife, Jeaneeta Gail Peay, their *heirs and assigns, forever.*

And they *do covenant with the said* Mary Geren *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as above set out, and taxes for 1968 which are prorated and assumed by the grantees.

And they *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mary Geren her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness their *hand* s *this* 1st *day of* July, *19*68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George Raymond Peay

Jeaneeta Gail Peay

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert B. McBride, a Notary Public in and for said County and State, the within named Jeaneeta Gail Peay

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 1968.

Robert B McBride Notary Public.

Commission Expires 4/23/69

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, Robert B. McBride, a Notary Public in and for said County and State, the within named George Raymond Peay

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 1st day of July, 1968.

Robert B McBride, Notary Public.

Commission Expires 4/23/69

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....

this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.
JUL 2 8 59 AM '68

IDENTIF. REFERENCE

A 0 3 7 0 9

JUL-28	CONV	*8,900.00			
JUL-28 S'TAX			A*	23.14	
JUL-28 PR'FEE			A*	.50	
JUL-28	W'DEED		A*	4.50	* 28.14