BOOK 4338 PAGE 224

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Harold Peach et ux (NAME)	Roger Harold Peach et ux (NAME)	Map. 91-6
1017 Marilyn Drive (STREET ADDRESS OR ROUTE NUMBER)	1017 Marilyn Drive (STREET ADDRESS)	Par. 47
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	fw

For and in Consideration of the sum of - - - - - - - $2,500.00 - - - - - - - - - -

- - - - - Two Thousand Five Hundred and no/100 - - - - - - - - *DOLLARS*

cash paid by Roger Harold Peach and Melva Irene Peach, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption by the said Roger Harold Peach and wife, Melva Irene Peach of $5,038.02, being the unpaid principal balance of a mortgage executed by Robert Wallace Bradley and wife, to John W. Murphree, Trustee, of record in Book 2417, page 589, Register's Office for Davidson County, Tennessee, to secure Murphree Mortgage Co., the payment of one note date June 8, 1955, in the original principal amount of $7,200, payable with interest as specified therein, said mortgage containing, in addition to usual provisions as to defaults, a provision that if mortgagors, their heirs or assigns executed or file any instrument imposing a restriction on sale or occupancy of premises on basis of race, creed or color, entire debt may be declared due and payable.

Alfred N. Anderson and wife, Mildred Anderson

have bargained and sold, and by these presents do transfer and convey unto the said Roger Harold Peach and wife, Melva Irene Peach, their

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

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of West Park, as of record in Book 2331, page 17, Register's Office for said County.

Said Lot No. 5 fronts 46.5 feet on the westerly side of Marilyn Road and runs back 183.4 feet on the northerly line and 177.1 feet on the southerly line to a dead line, measuring 59.5 feet thereon.

Being the same real property conveyed to Alfred N. Anderson and wife, Mildred Anderson, by deed from R. C. Sanders and wife, Catherine Dennis Sanders, dated June 21, 1962, filed July 5, 1962, and recorded in Book 3403, page 165, said Register's Office.

The escrow fund held by Murphree Mortgage Co. is hereby transferred to the grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,538.02

Subscribed and sworn to before me, this the 22nd day of May 1964

My commission expires: 2/14/73 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 1017 Marilyn Road, Nashville, Tennessee
(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 Roger Harold Peach and wife, Melva Irene Peach, their *heirs and assigns, forever.*

And we *do covenant with the said* Roger Harold Peach and wife, Melva Irene Peach *that* we 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 stated heretofore and subject to 10 foot utility easement and setback line restriction of record in Book 2331, page 17, power line easement of record in Book 1021, page 10, restrictive covenants of record in Book 2399, page 441 and in Book 2346, page 490, all in Register's Office for Davidson County, Tennessee.

And we, Alfred N. Anderson and wife, Mildred Anderson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Roger Harold Peach and wife, Melva Irene Peach, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 22nd *day of* May, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This instrument prepared by
Robert F. Hedgepath, Attorney
at Law, 5203 Charlotte Avenue,
Nashville, Tennessee 37209.

X Alfred N. Anderson

X Mildred Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert F. Hedgepath, *a Notary Public in and for said County and State, the within named* Alfred N. Anderson and wife, Mildred Anderson

*the bargainor*s*, 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* 22nd *day of* May, *19* 69.

Notary Public.

Commission Expires February 14, 1973.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

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

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

JUN-2	CONV	*7,538.02				
JUN-2	S'TAX		A*	19.50		
JUN-2	PR'FEE		A*	.50		
JUN-2	W'DEED		A*	6.00	*	26.00

5203 Clark Lane Hvl

WARRANTY DEED

FROM

Alfred N. Anderson et ux

TO

Roger Harold Peach et ux

A 42766

IDENTIF. REFERENCE

JUN 2 10 17 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE