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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,250.00

Tom Fancher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November 1969.

L. Frank Cox
Notary Public

MY COMMISSION EXPIRES: Deputy Register
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond L. Dewey (NAME)	Murphree Mortgage Company (NAME)	6DA 14622
70 Elberta Street (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Map 119-06
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 065 plat

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT L. PEACH AND WIFE, JOYCE C. PEACH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND L. DEWEY AND WIFE, ELFRIEDE DEWEY

HEREINAFTER CALLED THE GRANTEES, 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. 1 and the east 1.71 feet of Lot No. 2 on the Map of Sterling Subdivision, Section One, as of record in Book 1424, page 97, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Elberta Street 1.71 feet westerly of the corner of Lots Nos. 1 and 2; thence northwardly parallel to the line between said lots, 150 feet to a point; thence eastwardly 70 feet to a point in the westerly margin of Boone Drive; thence with said westerly margin of said Boone Drive southwardly 130 feet to a point, being the beginning of a curve; thence westwardly around said curve 31.42 feet to a point in said mortherly margin of Elberta Street; thence with said northerly margin westwardly 50.0 feet to the point of beginning.

BEING the same property conveyed to Robert L. Peach and wife, Joyce C. Peach by deed from John S. Evans and wife, Willie B. Evans of record in Book 3309, page 531, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Murphree Mortgage Company of record in Book 3294, page 107, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said Grantees.

This is { unimproved / improved (X) } property, known as 70 Elberta Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hand s this 18th day of November, 19 69

Robert L. Peach
Robert L. Peach

Joyce C. Peach
Joyce C. Peach

dbb/ddg

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Peach and wife, Joyce C. Peach

the bargainorS, 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 18TH day of November 19 69

Commission expires NOVEMBER 1, 1972

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
ROBERT L. PEACH ET UX

TO
RAYMOND L. DEWEY ET UX

A 60909

IDENTIF. REFERENCE

Nov 18 3 10 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

PITNEY HELMERS JR.
ATTORNEY AT LAW
615 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

NOV18 69	CONV	10,250.00			
NOV18 69	S'TAX		B*	26.52	
NOV18 69	PR'FEE		B*	.50	
NOV18 69	W'DEED		B*	3.00	* 30.02