This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC-212606

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 70-1 Pcl. 27	Mr/Mrs. Will Peebles and Idella P. Young	United Mortgagee Serv. Corp. P. C. Box 926 Virginia Beach, Virginia 23451
FIELD BOOK NUMBER(S) 70 13D-19025	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3220 West Hamilton Road	LOAN OR ACCOUNT NO. 13 05997
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated November 6, 1968, in the original principal sum of $14,500.00, payable to United Mortgagee Servicing Corporation, in monthly installments of $94.05, including interest at 6-3/4% per annum, and being secured by a deed of trust executed by Frank C. Scott to George I. Wilson, Trustee, as of record in Book 4286, page 133, said debt having since been assigned to City and County Savings Bank by instrument of record in Book 4293, page 860,

FRANK C. SCOTT and wife, EARLINE M. SCOTT hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILL PEEBLES and wife, IDELLA W. PEEBLES, a one-half interest, and IDELLA P. YOUNG, a one-half interest hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 50 on the Map of Treppard Heights Subdivision, Section II, as of record in Book 2330, page 167.

Said lot No. 50 fronts 75 feet on the northwest margin of West Hamilton Avenue and extends back 250 feet on the southwesterly line and 256 feet on the northeasterly line, to a broken line in the rear, measuring 75.4 feet thereon.

Being the same property conveyed to Frank C. Scott, by deed from James Dorris Hunt and wife, as of record in Book 4286, page 131.

This conveyance is made subject to restrictions of record in Book 2752, page 213, as amended by instrument of record in Book 2797, page 183.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of December, 1969.

Earline M. Scott
Earline M. Scott

Frank C. Scott
Frank C. Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4387 PAGE 294

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Frank C. Scott and wife, Earline M. Scott, 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, the 16th day of December, 1969.

My commission expires: July 26, 1970.

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$16,585.05 Amount
Will Peebles

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 1969
MY COMMISSION EXPIRES July 26, 1970. (AFFIX SEAL)
Reau E. Folk Jr. Notary Public

WARRANTY DEED
REF: mas

FROM
FRANK C. SCOTT and wife

TO
WILL PEEBLES and wife, et al

A 63911

IDENTIF. REFERENCE

DEC 18 12 19 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

DEC 18 CONV 16,585.05
DEC 18 TAX A* 43.16
DEC 18 PR'FEE A* .50
DEC 18 W'DEED A* 3.00 * 46.66

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public