BOOK 4431 PAGE 693 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF [illegible] 19[illegible].

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CAESAR E. URRUTIA (NAME) 601 STAHLMAN BUILDING, NASHVILLE, TENNESSEE 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID E. PEACH ET UX (NAME)	KIMBROUGH-KAVANAUGH & ASSOCIATES (NAME)	12D 53871
3071 RICHMOND HILL DRIVE (STREET ADDRESS OR ROUTE NUMBER)	404 JAMES ROBERTSON PARKWAY (STREET ADDRESS)	Map 60-2
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	Par 234

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, NANCY ANN KINNARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID E. PEACH AND WIFE, WANDA B. PEACH

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. 174 ON THE PLAN OF PARKWOOD ESTATES, SECTION 1, OF RECORD IN BOOK 2900, PAGES 119 AND 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 174 FRONTS 87.5 FEET ON THE SOUTHWESTERLY SIDE OF RICHMOND HILL DRIVE AND RUNS BACK 150 FEET ON THE NORTHWESTERLY LINE AND 152.3 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 71.65 FEET.

BEING THE SAME PROPERTY CONVEYED TO NANCY ANN KINNARD BY DEED FROM HOWARD WOLKOMIR AND WIFE, FRIEDA A. WOLKOMIR, OF RECORD IN BOOK 3822, PAGE 897, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 3136, PAGE 52 AND AMENDEDIN BOOK 3253, PAGE 591, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO ASSUMPTION OF A DEED OF TRUST TO MILLER KIMBROUGH, TRUSTEE, OF RECORD IN BOOK 3292, PAGE 265, SAID REGISTER'S OFFICE, WITH PRESENT BALANCE OF ELEVEN THOUSAND SEVEN HUNDRED FORTY FIVE DOLLARS AND TEN CENTS.

This is unimproved ( ) improved (X) property, known as 3071 RICHMOND HILL DRIVE, 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 MY hand on this 9th. day of JULY, 19 70

Nancy Ann Kinnard

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, JAMES M. FOSTER, a Notary Public in and for said County and State, the within named NANCY ANN KINNARD

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 9th day of JULY 19 70

Commission expires December 21, 1971

James M. Foster
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
NANCY ANN KINNARD

TO
DAVID E. PEACH ET XU

WANDA B. PEACH

A 83801

IDENTIF. REFERENCE

JUL 15 3 44 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 15	CONV	16,345.10				
JUL 15	S TAX		A*	42.38		
JUL 15	P/F FEE		A*	.50		
JUL 15	W DEED		A*	3.00	*	45.88