C 5 9 5 3 6

IDENTIF. REFERENCE

JUN 19 2 33 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4826 PAGE 687 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23323

Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF June 19 74

Notary Public

MY COMMISSION EXPIRES: 11-20-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney 217 Shady Grove Road Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perry Thaxton Riley (NAME)	Mortgage Associates Mortgage Co. (NAME)	
217 Bonnalynn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 75-9
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par- 93

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, Jimmy L. Peppers and wife, Margaret Peppers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Perry Thaxton Riley and wife, Dianne Riley

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:

Being Lot No. 193 on the Plan of Hermitage Hills, Section 2, as of record in Book 2900, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 193 fronts 80 feet on the northerly margin of Bonnalynn Drive and extends back on the westerly margin 141.5 feet and 138.7 feet on the easterly margin to a dead line in the rear which measures 80 feet thereon.

Being the same property conveyed to Jimmy L. Peppers and wife, Margaret Peppers by deed from Charles G. King and wife, Janice C. King, as of record in Deed Book 4609, page 251, in the Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4609, page 253, in said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance, except that the existing escrow overage is to be refunded to the Grantors, by the Mortgagee.

This is unimproved ( ) improved (X) property, known as 217 (House Number) Bonnalynn Drive (Street) Hermitage (P. O. Address) 37076 (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 June, 19 74

Jimmy L. Peppers

Margaret Peppers

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 Jimmy L. Peppers and wife, Margaret Peppers

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 18th day of June 19 74.

Commission expires 11. 20-1976

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

Jimmy L. Peppers, et ux

TO

Perry Thaxton Riley, et ux

JUN 19 74		CONV	28,323.00			
JUN 19 74	S'TAX			A*	73.58	
JUN 19 74	PR'FEE			A*	.50	
JUN 19 74		M'DEED		A*	4.00	* 78.08

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214