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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Barbara A McPeak unmarried

TO

James M.Gunter

CLYDE PAUL HOLLAND, ATTY.
2016 [illegible]
Nashville, Tennessee 37219

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Fatherly Park Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M.Gunter (NAME)	Dobson & Johnson, Inc. (NAME)	95-10
5908 C Charlotte Pike (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd (STREET ADDRESS)	65
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

C73456

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

OCT 2 8 45 AM '74

FELIX Z. HILSMAN, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$18,385.73 Barbara McPeak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 1974.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

NOTARY PUBLIC * DAVIDSON

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS cash in hand paid by JAMES M. GUNTER, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said James M. Gunter to pay the unpaid balance of a loan in the original amount of $13,500.00 secured by deed of trust of record in Book 4188, page 401, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

BARBARA A MCPEAK, unmarried

has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said

JAMES M. GUNTER

his 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. 135 on the Plan of Elm Hill Acres, Section 4 of record in Book 2331, page 118, Register's Office for said County.

SAID Lot No. 135 fronts 95 feet on the southeasterly side of Snook Drive and runs back 147.8 feet on the northeasterly line and 172.1 feet on the southwesterly line to a rear line on which it measures 110.3 feet.

BEING the same property conveyed to Ronald B. McPeak and wife, Barbara A. McPeak by deed from Robert E. Taylor and wife, Joyce M. Taylor of record inBook 4188, page 399, said Register's Office. The interest of said Ronald B. McPeak having been divested out of him and vested in said Barbara A. McPeak by Decree of Fourth Circuit Court for Davidson County, Tennessee of record in Book 4826, page 953, Register's Office for said County.

This conveyance is made subject to the plan of record which shows an owners certificate, a 40-foot minimum building setback line from Snook Drive and a 10-foot easement for public utility purposes along the rear line of said lot; a 2 1/2 x 20-foot utility anchor easement located on the northwesterly corner of said lot; restrictions of record in Book 2442, page 464, said Register's Office.

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This is { unimproved ( ) / improved (X) } property, known as 2109 Snook Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES M. GUNTER his heirs and assigns, forever.

And I do covenant with the said JAMES M. GUNTER that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as of record.

And I, Barbara A. McPeak, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James M. Gunter his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of September, 19 74

Barbara A. McPeak and Barbara Ann McPeak being one and the same person.

BARBARA A. MCPEAK
Barbara A. McPeak

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara A.McPeak

.....

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 26th day of September, 19 74

Maxine Boswell, Notary Public.

MAXINE BOSWELL NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires August 21, 1976

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

OCT-2 CONV 18,385.73
OCT-2 STAX A* 47.84
OCT-2 RECD A* .50
OCT-2 W'DEED A* 4.00 * 52.34

with whom I am personally acquainted and who, upon oath, acknowledged himself 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 .....