This Deed Prepared by:
Leon Ruben, attorney
325 Plus Park Blvd.
Nashville, TN 37217

BOOK 5032 PAGE 485

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Larry W. Peterson, et ux | Dobson & Johnson, Inc. | |
| (NAME) | (NAME) | |
| 1614 18th Avenue, So. | 311 Plus Park Blvd. | 104-8 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 261 pm |
| Nashville, TN 37212 | Nashville, TN 37217 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of ---$10---

-----Ten and no/100----- Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged.

I, Anita F. Truitt, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said

Larry Wayne Peterson and wife Lucinda M. Peterson

their ~~XXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 58 in O. B. Hayes Rokeby Plan, of record in Book 21, page 87, Register's Office Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the east margin of 18th Avenue, South, formerly Lamar or Jefferson Street, 60 feet southerly from the line separating Lots 58 and 55, in said Hayes Rokeby Plan and running thence eastwardly and parallel with the north margin of Lot No. 38, 157.9 feet, more or less, to a 15-foot alley; thence southwardly with the west margin of said alley 60 feet; thence westwardly 157.9 feet, more or less, to the east margin of 18th Avenue, South, thence northwardly along the east margin of said 18th Avenue, South 60 feet to the beginning, and being the southerly 60 feet of the same property conveyed to Mrs. Lily C. Bell, by deed from Lewis T. Baxter and wife Joanna E. Baxter, as of record in Book 638, page 48, Register's Office Davidson County, Tennessee, to within reference is here made.

Being the same property conveyed to Anita F. Truitt by deed from Norberto Boscio and wife Delores D. Boscio, of record in Book 4807, page 989, Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,500.00

Sworn to and subscribed before me, this the 4th day of June, 19 76

Affiant

My commission expires 10/11/78 (Affix Seal)

Notary Public

This is (unimproved) (X) property, known as 1614 18th Avenue, South, Nashville, TN 37212
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Larry Wayne Peterson and wife Lucinda M. Peterson

their ~~XXXXX~~ (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to said real estate to said Larry Wayne Peterson and wife Lucinda M. Peterson

their ~~XXXXX~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 4th day of June, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anita F. Truitt

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anita F. Truitt

the within named 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 the 1st day of June, 1976.

Barbara Sergent Notary Public

My commission expires 10/4/78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..., with whom I am personally acquainted, and who, upon oath, acknowledged ...self 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 ...

| | | | | | |
|---|---|---|---|---|---|
| JUN-76 | CONV | 36,500.00 | | | |
| JUN-76 | S'TAX | | B* | 94.90 | |
| JUN-76 | PR'FEE | | B* | .50 | |
| JUN-76 | W'DEED | | B* | 4.00 | * 99.40 |

**WARRANTY DEED**

FROM ANITA F. TRUITT, A WIDOW

TO LARRY WAYNE PETERSON, ETUX

D 52448

IDENTIF. REFERENCE

JUN 7 2 00 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail Deed Parcel Post
311 Nelson Dr.
Hendersonville, Tenn.