BOOK 5037 PAGE 223

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 1976.

Notary Public

MY COMMISSION EXPIRES: 1-29-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest P. Peek (NAME)	First Federal Savings and Loan (NAME)	6DU 24600
607 Dunston Drive (STREET ADDRESS OR ROUTE NUMBER)	4th and Union Streets (STREET ADDRESS)	Map 133-13
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	Parcel 21

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, Ronald W. Coleman et ux Jane G. Coleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest P. Peek et ux Frances M. Peek

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. 642 on the Plan of Caldwell Hall Subdivision, Section 7, as of record in Book 3300, page 19, Register's Office, Davidson County, Tennessee.

SAID Lot No. 642 fronts 75.7 feet on the southerly side of Dunston Drive and runs back 145.3 feet on the westerly line and 144 feet on the easterly line to a dead line in the rear, measuring 93.5 feet thereon.

BEING the same property conveyed to Ronald W. Coleman et ux Jane G. Coleman by deed from Don C. Harris, Jr. et ux Madelyn B. Harris of record in Book 4673, page 736, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

ESCROW Account and insurance to be transferred to grantees.

GRANTEES herein agree to assume and pay a first mortgage payable to First Federal Savings and Loan Association, of record in Book 4293, page 148, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 607 Dunston 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 our hand s this 14th day of June, 1976

Ronald W. Coleman

Jane G. Coleman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald W. Coleman et ux Jane G. Coleman

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 14th day of June 19 76

Commission expires 1-25-79

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

RONALD W. COLEMAN ET UX

JANE G. COLEMAN

TO

ERNEST P. PEEK ET UX

FRANCES M. PEEK

D 54647

T

IDENTIF. REFERENCE

JUN 21 9 40 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX #132

JUN21 76	CONV	33,000.00				
JUN21 76	S'TAX		B*	85.80		
JUN21 76	PR'FEE		B*	.50		
JUN21 76	W'OFED		B*	4.00	*	90.30