PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Dec, 19 76

Notary Public

MY COMMISSION EXPIRES: 5 APR 77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Holmes	FOURACE MTG. CO.	
mailing (NAME) address	(NAME)	
6445 Charlotte Rd. Circle	P.O Box 146	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	DETROIT, MICH. 48232	12W 8394
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Lewis Perry Peach and wife, Mary J. Peach

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. Holmes and son, Charles B. Holmes

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. 47 on the Plan of Section Two, Urbandale, as of record in Book 1835, page 82, Register's Office for said County.

SAID Lot No. 47 fronts 50 feet on the westerly side of Conway Street, and extends back 130.6 feet on the northerly line and 129.8 feet on the southerly line, to a dead line in the rear on which it measures 50 feet.

BEING the same property conveyed to Lewis Perry Peach and wife, Nancy Edna Peach by deed from Grover C. Black, Jr. and wife, Hattie M. Black of record in Book 3642, page 77, Register's Office for Davidson County, Tennessee.

The said Nancy Edna Peach having since died. The present wife of Lewis Perry Peach, Mary J. Peach joins in the execution of this instrument to conveyed all of her rights, title andinterest in and to the herein described property

The grantees herein assume and agree to pay the unpaid balance of a mortgage secured by the herein described property recorded in Book 3657, page 71 said Register's Office.

This is unimproved ( ) improved (X) property, known as 511 Conway Street (House Number) (Street) Nashville, Tennessee (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 hands this 16 day of Dec, 1976

Lewis Perry Peach Mary J Peach

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 Lewis Perry Peach and wife, Mary J. Peach

the bargainors, 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 16 day of Dec, 1976

Commission expires 5/23/77

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
LEWIS PERRY PEACH AND WIFE,

MARY J. PEACH

TO
CHARLES M. HOLMES AND SON,

CHARLES B. HOLMES

D 8 1 5 9 4

IDENTIFICATION REFERENCE

DEC 17 8 02 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Filed A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC17'76	CONV	13,500.00			
DEC17'76	S'TAX		B*	35.10	
DEC17'76	PR'FEE		B*	.50	
DEC17'76	W'DEED		B*	4.00	
DEC17'76	MISC		B*	.20	* 39.80

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