BOOK 5144 PAGE 419

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$36,380.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 19

Notary Public

MY COMMISSION EXPIRES:

(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
James F. Peak (NAME)	Home Federal Savings & Loan Assn. (NAME)	61-6
712-714 Maplewood Lane (STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. North (STREET ADDRESS)	82
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	12DZ 10430

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, James D. Hughey et ux, Constance B. Hughey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ginger Faye Pearson and James F. Peak

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:

LAND in Davidson County, Tennessee, being Lot No. 1, on the Resubdivision of Lots 126 and 127, of record in Book 4350, page 199, Register's Office, Davidson County, Tennessee; being part of Maplewood Heights Subdivision, recorded in Book 547, pages 77 and 78, Register's Office, Davidson County, Tennessee.

SAID Lot No. 1 fronts 150 feet on the southerly side of Maplewood Lane and runs back 160.92 feet on the easterly side and 128.72 feet on the westerly side to a line in the rear on which it measures 150.00 feet thereon.

BEING the same property conveyed to James D. Hughey by Deed from Robert Wayne Rochelle and wife, Eunice M. Rochelle, of record in Book 4759, page 599, Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay the unpaid balance of a note secured by a Deed of Trust to Home Federal Savings & Loan Assn. of record in Book 4653, page 49, Register's Office, Davidson County, Tennessee; and, grantees agree to assume and pay the unpaid balance of a note secured by a Deed of Trust to Home Federal Savings & Loan Assn. of record in Book 4765, page 220, Register's Office, Davidson County, Tennessee.

Escrow account and insurance are hereby transferred to grantees herein.

James D. Hughey signs as Power of Attorney for Constance B. Hughey, said authority having been granted to James D. Hughey by instrument of record in Book 4901, page 49, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all restrictions and easements of record in the Register's Office, Davidson County, Tennessee; especially to the restrictions of record in Book 3248, page 511, and Book 2862, page 396, both in the Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 712-714 Maplewood Lane, 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 5th day of May, 19 77

James D. Hughey

Constance B. Hughey

By James D. Hughey

Attorney In Fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Hughey, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of May 1977.

Commission expires Nov 12 1978

William B Gregory
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

E02416

WARRANTY DEED

FROM

TO

IDENT. REFERENCE

MAY 6 10 18 AM '77

REGISTER
TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May 1977, before me personally appeared James D. Hughey, to me known to be the person who executed the foregoing instrument in behalf of Constance B. Hughey and acknowledged that he executed the same as the free act and deed of said Constance B. Hughey.

My commission expires: November 12, 1978

William B. Gregory
WILLIAM B. GREGORY
NOTARY PUBLIC