BOOK 5153 PAGE 638

THIS DEED PREPARED BY:
BOULT, CUMMINGS, CONNERS & BERRY
FIRST AMERICAN CENTER
NASHVILLE, TN. 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross L. Peebles and wife,	SAME	116-11-27
(NAME:) Ann Peebles	(NAME:)	
(STREET ADDRESS OR ROUTE NUMBER) 409 Sunnyside Drive	(STREET ADDRESS)	
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Two Hundred Forty Thousand and No/100ths ($240,000) ---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged,

Anne C. Lipscomb has ~~have~~ does *bargained and sold, and by these presents ~~do~~ transfer and convey unto the said* Ross L. Peebles and wife, Ann Peebles 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 the easterly 200 feet of Lot No. 15 of Block D on the map of the subdivision of the Malone Property called Honeywood, not of record, described according to a survey made by Barge, Waggoner, and Sumner, Inc., June 18, 1969, as follows:

Beginning at a point in the westerly margin of Sunnyside Drive at the corner of Lots Nos. 14 and 15, said point also being 800 feet south of the southwest corner of said Drive and Malone Avenue; thence with the line between said two lots and parallel to Malone Avenue, south 64° 00' west 200 feet to an iron pin; thence south 25° 54' east 200 feet to an iron pin; thence north 64° 00' east 200 feet to an iron pin in the westerly margin of Sunnyside Drive; thence with said Drive, north 25° 54' west 200 feet to the beginning.

Being the same property conveyed to Anne C. Lipscomb by Warranty Deed from Charles A. Daugherty and wife, Betty Pirtle Daugherty, of record in Book 4895, page 445, R.O.D.C.T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 240,000

Subscribed and sworn to before me, this the 31st day of May 19 77

Affiant

My commission expires: 12/5/79

Notary Public

(Affix Seal)

STATE OF TENNESSEE ★ DAVIDSON COUNTY ★ PAID

BOOK 5153 PAGE 639

unimproved ( )
This is improved (X) property, known as 409 Sunnyside Drive, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ross L. Peebles and wife, Ann Peebles, their *heirs and assigns, forever.*

And I *do covenant with the said* Ross L. Peebles and wife, Ann Peebles *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 for restrictions of record and 1977 real property taxes which are prorated and assumed by the Grantees.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ross L. Peebles and wife, Ann Peebles, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 31st *day of* December, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. Brant Lipscomb joins in this conveyance for the purpose of acknowledging his consent thereto.

A. Brant Lipscomb

Anne C. Lipscomb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George W. Pickens, *a Notary Public in and for said County and State, the within named* A. Brant Lipscomb

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* 6th *day of* May, *19* 77.

George W. Pickens, *Notary Public*

GEORGE W. PICKENS NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires 12/5/79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George W. Pickens, *a Notary Public in and for said County and State, the within named* Anne C. Lipscomb

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* 6th *day of* May, *19* 77.

George W. Pickens, *Notary Public*

GEORGE W. PICKENS NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires 12/5/79

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 .....

WARRANTY DEED

FROM

ANNE C. LIPSCOMB

TO

ROSS L. PEEBLES and wife,

ANN PEEBLES

E 06615

IDENTIFIC REFERENCE

JUR 1 1 58 PH '77

REGISTER
DAVIDSON CO., TENN.

Rose Peebles

GEO. L. WADDEY & SON, INC.
214 Stahlman Bldg.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

BOOK 5153 PAGE 641

JUR-17 CSCV
JUR-17 SIX
JUR-17 FEE
JUR-17 RFDED

8 7/8 Pro 00
5* 124.00
5* .50
6* 8.00 * 632.50