File in Box 4

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77-9-24 kf

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Frank M. Peay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 1977

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, Suite 908, Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frank M. Peay et ux (NAME) | The Lomas & Nettleton Company (NAME) | 43-5-233 |
| 690 Bixler Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 964 (STREET ADDRESS) | 11D-60630 |
| Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP) | Virginia Beach, Virginia (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, Jerry R. Baxter and wife, Genevieve Baxter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank M. Peay and wife, Leila E. Peay

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. 15 of Block "B" on the Map of Cedarcrest Estates, as of record in Book 974, page 15, Register's Office for said County.

SAID Lot No. 15 fronts 101 feet on the easterly side of Bixler Avenue and runs back between parallel lines, 191.5 feet to a dead line.

BEING the same property conveyed to Jerry R. Baxter and wife, Genevieve Baxter by deed from Fred M. Boyce and wife, Julia Matlock Boyce of record in Book 4773, page 1, Register's Office for said County.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 690 Bixler Avenue, Madison, Tennessee 37115
(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 12th day of September, 1977

Jerry R. Baxter
JERRY R. BAXTER

Genevieve Baxter
GENEVIEVE BAXTER

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 Jerry R. Baxter and wife, Genevieve Baxter

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 12th day of September, 19 77

Commission expires 6/7/80

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

JERRY R. BAXTER ET UX,

GENEVIEVE BAXTER

TO

FRANK M. PEAY ET UX,

LEILA E. PEAY

E 25656

IDENTIF. REFERENCE

SEP 13 12 48 PM '77

FELIX [illegible] ISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP 13 77 | CONV | 32,500.00 | | | |
| SEP 13 77 | S'TAX | | B* | 84.50 | |
| SEP 13 77 | PR'FEE | | B* | .50 | |
| SEP 13 77 | W'DEED | | B* | 4.00 | * 89.00 |