BOOK 5246 PAGE 22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Peggy O. Peden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF January, 1978.

Lee M. Pierce
Notary Public

MY COMMISSION EXPIRES: DECEMBER 15, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN G. DOAK, ATTORNEY - 2525 Lebanon Road - Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Peden, M.D. et ux (NAME)	Third National Mortgage Co. (NAME)	3DZ17123
220 Cumberland Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	96-5
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	6

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, Robert H. Laird, M.D. and wife, Leslie K. Laird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Peden, and wife, Peggy O. Peden

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 parts of Lots Nos. 95 and 96 on the Plan of a part of Bluefields, as of record in Book 843, page 34, Register's Office for Davidson County, Tennessee, described according to a survey made by Wm. Collier Parrish, Associate Civil Engineers, March 15, 1963, as follows:

BEGINNING on the northwesterly margin of Cumberland Circle at the southeast corner of Lot No. 1 on the Plan of a resubdivision of part of Lot No. 96 on the Plan of Bluefields, as of record in Book 2330, page 119, said Register's Office; thence with the northwesterly margin of said Cumberland Circle southwestwardly 241.55 feet thence N 42° 37' W 146.95 feet; thence N 30° 34' W 200 feet; thence N 35° 39' W 30 feet to a point in the line between Lots No. 95 and 96; being also the southwest corner of the property conveyed to William M. Doak and wife, by deed from Mary Frank Niederhauser, of record in Book 3339, page 602, Register's Office for Davidson County, Tennessee; thence with said Doak's southerly line S 87° 11' E 178.59 feet to the common corner of Lots No. 1 and 5 on said resubdivision of part of Lot No. 96; said point being also Doak's southeast corner; thence with the southwesterly line of said Lot No. 1, S 61° 23' E 200 feet to the beginning, containing 1.35 acres, more or less.

BEING the same property conveyed to Robert H. Laird, M.D. and wife, Leslie K. Laird by deed from William M. Doak and wife, June Brown Doak, by deed of record in Book 4913, page 606, Register's Office for Davidson County, Tennessee.

(Description continued on attached page.)

This is unimproved ( ) improved (X) property, known as 220 Cumberland Circle, Nashville, Tennessee 37214
(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 hands this 25th day of January, 1978

ROBERT H. LAIRD, M.D.: Robert H. Laird, M.D.

LESLIE K. LAIRD: Leslie K. Laird

STATE OF TENNESSEE
Davidson County

BOOK 5246 PAGE 23

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Laird, M.D. and wife, Leslie K. Laird

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 25th day of January, 19 78

Commission expires DECEMBER 15, 1980

Ella D. Purcell
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
ROBERT H. LAIRD, M.C. ET UX
LESLIE K. LAIRD

TO
JOHN W. PEDEN, M.D. ET UX
PEGGY O'NEAL PEDEN

E 47449

IDENTIF. REFERENCE

JAN 25 12 46 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN25 78	CONV	97,000.00			
JAN25 78 S'TAX			B*	252.20	
JAN25 78 PR'FEE			B*	.50	
JAN25 78	W'DEED		B*	6.00	* 258.70

DESCRIPTION CONTINUED:

ALSO TO BE INCLUDED is the property conveyed to William M. Doak and wife, June Brown Doak, by deed from Mary Frank Niederhauser, a widow, of record in Book 4363, page 313, Register's Office for said County, described as follows:

BEING part of Lot 95 on the Map of Bluefields, as of record in Book 843, page 34, Register's Office for Davidson County, Tennessee, being described according to a survey by Parrish Engineers, Inc., and dated 10 June, 1969, as follows:

BEGINNING at an iron stake on the westerly margin of Cumberland Circle, said stake being South 35° 51' west 47 ft from the original corner of Lots 95 and 96 of said Subdivision; thence with a new property line and south of the new fence, North 45° 01' west 132.85 ft. to an iron pin; thence North 34° 13' west 47.35 feet to an iron pin; thence North 28° 51' west 169.8 ft. to an iron pin in the old property line; thence with Doak's southwesterly line, South 30° 34' East 200 feet to an iron pin in said Doak's line; thence continuing with said line South 42° 37' East 146.95 ft to the point of beginning and containing 998 square feet, or .02 acres, more or less.

INCLUDED in the above description, but specifically EXCLUDED therefrom is the property conveyed to Mary Frank Niederhauser, by deed from William M. Doak and wife, June Brown Doak, of record in Book 4363, page 313, Register's Office for Davidson County, Tennessee, described as follows:

BEING a part of Lot 96 on the Map of Bluefields, as of record in Book 843, page 34, Register's Office for said County.

SAID part of Lot 96 begins at a monument on the westerly margin of Cumberland Circle, being the southeasterly corner of Lot 1, Resubdivision of part of Lot 96 of Bluefields, as of record in Book 2330, page 119, and the northeasterly corner of the property conveyed to William M. Doak and wife, June Brown Doak, by deed of record in Book 3529, page 588, said Register's Office; thence with the westerly margin of Cumberland Circle in a southerly direction 6 feet to a point on said margin; thence in a northwesterly direction 200 feet to a concrete monument at the southwesterly corner of said Lot 1; thence with Doak's line and the southwesterly line of Lot 1, South 61° 23' East 200 ft to the point of beginning.

ROBERT H. LAIRD, M.D.

LESLIE K. LAIRD