79-8-42

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5486 PAGE 992

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,982.29

Ann H. Woodward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 19 79

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 1208 FIDELITY FEDERAL BUILDING NASHVILLE, TENNESSEE 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANN H. WOODWARD (NAME)	COMMERCE UNION BANK (NAME)	162-9-A-17
Unit 17 5510 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5DU-55892
Nashville, Tennessee (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, GERRY A. PEAK and wife, JILL S. PEAK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANN H. WOODWARD

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 Unit No. 17, Bldg. 3, on the Plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete legal description of said unit.

BEING the same property conveyed to Gerry A. Peak and wife, Jill S. Peak by deed from Randall Phillips Builders, Inc., of record in Book 5076, Page 478, Register's Office for Davidson County, Tennessee.

AS part of the above consideration, the Grantee herein, assumes and agrees to pay the unpaid balance owing on a certain note executed by Grantors herein to Commerce Union Bank in the original principal amount of $26,200.00, of record in Book 5076, Page 480, Register's Office for Davidson County, Tennessee.

THIS transaction is subject to the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 2, as of record in Book 4659, Page 32, said Register's Office, and by-laws of Hickory Valley Condominiums, Phase II of record in Book 4659, Page 38, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as Unit 17 Bldg. 3, 5510 Country Drive 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 21st day of August, 19 79

Gerry A. Peak
GERRY A. PEAK

Jill S. Peak
JILL S. PEAK

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 GERRY A. PEAK and wife, JILL S. PEAK

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 21st day of August 19 79

Commission expires 11/7/79

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 Gerry A. Peak Et Ux

TO Ann H. Woodward

Felix Boyd

F 47879

IDENTIF. REFERENCE

AUG 22 3 20 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

08/22 113.10- CHECK

6318

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40982.29- CO	
			106.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	113.10-
6318A	08/22/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47879

IDENTIF. REFERENCE

AUG 22 3 20 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706772