FORM NO. WD-1

3644 12/21/79 8:30 [illegible]

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Kathy G. Peach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Dec. 1979

Notary Public

MY COMMISSION EXPIRES: 10/7/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attys., 20th Fl.-First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy G. Peach (NAME)	Western Pacific Financial Corp. (NAME)	105-7
420 Moore Avenue (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Avenue (STREET ADDRESS)	378
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	San Bernardino, California 92404 (CITY) (STATE) (ZIP)	15W 12040

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, PERRY R. HAPPELL, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHY G. PEACH

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. 16 on the Plan of Rains Heights, of record in Book 2663, page 85, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Perry R. Happell, Trustee, by deed from Buford G. Frogge, Substitute Trustee, of record in Book 5544, page 764, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 420 Moore Avenue, Nashville, TN 37203
(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 my hand this day of December, 1979

Perry R. Happell, Trustee
PERRY R. HAPPELL, TRUSTEE

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 Perry R. Happell, Trustee

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 20 day of December, 1979

Commission expires 10/17/83

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
Perry R. Happell, Trustee

TO
Kathy G. Peach

Please record and file in Box "7"

F 69506

IDENTIFICATION REFERENCE

Dec 26 10 39 AM '79

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ 5547 PAGE 649

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32000.00- CO	
			83.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	89.70-
3644A	12/26/79	B3L		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

669506

IDENTIFICATION REFERENCE

DEC 26 10 39 AM 1979

No. 733282