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BOOK 5584 PAGE 158

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Benjamin J. Peters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 1980.

Carolyn Fancher
Notary Public

MY COMMISSION EXPIRES: Dec. 13, 1980
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stephen L. Edwards, Atty., 806 Nashville Bank & Trust Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin J. Peters et ux (NAME)	Same (NAME)	Map 118-11
2824 Azalea Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 37
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BH-3820

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, RICHARD J. ROBERSON AND WIFE, CAROLYN E. ROBERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENJAMIN JAMES PETERS and wife, CLARA JACQUELINE PETERS,

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. 8 of Black "C" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, said Register's Office.

Said Lot No. 8 fronts 74 feet on the easterly side of Azalea Place and runs back between parallel lines 131 feet to a dead line.

Being the same property conveyed to Richard J. Roberson and wife, Carolyn E. Robertson, by deed from Jerry D. Brooks and wife, Linda L. Brooks, of record in Book 5241, page 995, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions shown on the plan of record in Book 1130, page 36, Register's Office for said County; and county and City of Berry Hill taxes for 1980, a lien but not yet due and payable.

This is unimproved ( ) improved (X) property, known as 2824 Azalea Place, Nashville, TN 37204
(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 28th day of March, 1980

Richard J. Roberson

Carolyn E. Roberson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Carolyn Fancher, a Notary Public in and for said County and State, the within named Richard J. Roberson and wife, Carolyn E. Roberson,

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 March 1980

Commission expires Dec. 13, 1980 Carolyn Fancher
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

Richard J. Roberson and wife,
Carolyn E. Roberson, GRANTORS

TO

Benjamin James Peters and wife,
Clara Jacqueline Peters,
GRANTEES

F. 8 2 6 3 1

IDENTIF. REFERENCE

MAR 28 1 40 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5584 PAGE 160

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

42500.00- CO
110.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 117.00-
0528A03/28/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.82631

IDENTIFICATION REFERENCE

MAR 28 1 40 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 749542