This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5646 PAGE 775

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan R. Peer and wife, Linda D. Peer	Third National Mortgage Company	83-3-189
(NAME)	(NAME)	
105 Rosebank Avenue	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- Dollars,
cash in hand paid by Ryan R. Peer and wife, Linda D. Peer and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Peggy G. Bryan

have this day bargained and sold, and do hereby transfer and convey unto the said Ryan R. Peer and wife, Linda D. Peer

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the east half of Lot No. 2 on the Map of George C. Waters Addition to Nashville, of record in Book 161, page 141, Register's Office for said County.
Said part of said lot fronts 50 feet on the southerly side of Rosebank Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Peggy G. Bryan by deed from Maxie S. Graham, of record in Book 5515, page 791, Register's Office for said County.

126 09/04 75.40- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $26,500.00

Subscribed and sworn to before me, this the 29th day of August 19 80

Affiant

My commission expires: 8-12-81
(Affix Seal)

Notary Public

This is improved X unimproved ( ) property, known as 105 Rosebank Avenue, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 29th day of August, 19 80, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Peggy G. Bryan
Peggy G. Bryan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5646 PAGE 776

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Peggy G. Bryan

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 29th *day of* August, *19* 80

Doris E. Moran *Notary Public*

Commission expires 8-12-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ....., the within named bargainor, a corporation, and that ... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

Notary Public

Commission expires .....

WARRANTY DEED

FROM
Peggy G. Bryan

TO
Ryan R. Peer and wife,
Linda D. Peer

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

G 0 6 0 6 8

IDENTIF. REFERENCE 233464

SEP 4 11 25 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631

...IAL RECEIPT

. ELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5646 PAGE 777

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
			26500.00- CO	
			68.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	75.40-
0126A09/04/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

306068

IDENTIF. REFERENCE

SEP 4 11 25 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 778061