OFFICIAL RECEIPT

WARRANTY DEED

BOOK 5896 PAGE 139

G 9 4 9 1 2

IDENTIF. REFERENCE

JUN 10 9 17 AM '82

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 19 82.

Notary Public

MY COMMISSION EXPIRES: 10-23-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ROBINSON & GWIN, ATTORNEYS, 225 Lebanon Road, Mt. Juliet, TN. 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Steinhouse (NAME)	The Kissell Company (NAME)	Map 94-1
P. O. Box 100107 (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Parcel 425
Nashville, TN. 37210 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	23W-2120

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, THE PEOPLES BANK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN STEINHOUSE, TRUSTEE, with full power to mortgage, sell or convey without the joinder of or disclosure to any beneficiary

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. 187 on the Plan of Edgefield Land Company's First Addition, as of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 187 fronts 50 feet on the northerly side of Long Avenue and runs back between parallel lines, which are parallel to and 130 feet east of the easterly margin of 16th Street, 150 feet to an alley.

Being the same property conveyed to The Peoples Bank by deed from Ben L. Dyer, a single person, as of record in Book 5811, page 766, Register's Office for Davidson County, Tennessee.

It is undersood and agreed that a part of the consideration for this transfer is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Tennessee Housing Development Agency of record in Book 5497, page 147, said Register's Office, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantee, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 1607 Long Avenue, Nashville, TN. 37206
(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 8th day of June, 19 82

THE PEOPLES BANK

BY:

PHILLIP L. SMARTT, VICE-PRESIDENT

OFFICIAL RECEIPT

1655

06/10 00:00 -69- CHECK

STATE OF _____
COUNTY OF _____

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____, this _____ day of _____, 19__

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
WILSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Phillip L. Smartt and _____, with whom I am personally acquainted and who upon {his oath} acknowledged {himself} to be the Vice-President and _____ respectively of the The Peoples Bank the within named bargainor, a corporation, and that {he} as such Vice-President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Phillip L. Smartt as such Vice-President and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Mt. Juliet, Tennessee on this the 8th day of June, 1982

My commission expires 2-21-85

Notary Public

WARRANTY DEED

FROM
THE PEOPLES BANK

TO
JOHN STEINHOUSE, TRUSTEE

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

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

RECEIVED OF _____ BOOK 5896 PAGE 141

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
			26520.00- CO	
			74.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	80.60-
			1699A06/10/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9 4 9 1 2

IDENTIF. REFERENCE

JUN 10 9 17 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 885480