THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

Mail

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
DAVID E. DRAKE 690 Bixler Avenue Madison, TN 37115	The Lomas & Nettleton Co. P. O. Box 62923 Virginia Beach, VA 23462	43-5 233

BOOK 5908 PAGE 517

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LEILA E. PEAY, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said DAVID E. DRAKE, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 15 of Block "B" on Map of Cedarcrest Estates as of record in Book 974, page 15, Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 fronts 101 feet on easterly side of Bixler Avenue and runs back between parallel lines 191.5 feet to a dead line.

BEING the same property conveyed to Frank M. Peay (deceased) and wife, Leila E. Peay, by deed from Jerry R. Baxter and wife, Genevieve Baxter, of record in Book 5196, page 53, Register's Office for Davidson County, Tennessee.

The said FRANK M. PEAY died on March 26, 1982.

This is improved property, known as: 690 Bixler Avenue, Madison, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his successors, heirs and assigns forever. I covenant that I am 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 as of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 7th day of July, 1982, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Leila E. Peay
LEILA E. PEAY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 49,191.81 .

BOOK 1308 PAGE 518

David E. Drake
AFFIANT

Subscribed and sworn to before me, this 7th day of July, 1982.

NOTARY PUBLIC

My Commission Expires: 7-24-85

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEILA E. PEAY, 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 Hendersonville, Tennessee, this 7th day of July, 1982.

NOTARY PUBLIC

My Commission Expires: 7-24-85

WARRANTY DEED

FROM

LEILA E. PEAY

TO

DAVID E. DRAKE

LAW OFFICES OF
BUCHANAN & EDWARDS
271 West Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

FILED 2 MIL $ON II REGISTER
DAVIDSON COUNTY, TENN.
JUL 9 10 01 AM '82

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

80069

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

RECEIVED OF _____

FOR BOOK 5908 PAGE 519

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

49191.81- CO
127.92 CO TX
.50 PRFEE
6.00 WDEED
CHECK 134.42-
6967A07/09/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

699008

IDENTIF. REFERENCE

JUL 9 10 01 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 890547