OFFICIAL RECEIPT

BOOK 5970 PAGE 417

WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
BENJAMIN D. PEACH ETUX LYNDA FAITH PEACH		54-14
217 RISING SUN LANE		34
OLD HICKORY, TN. 37138	SAME	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 154500.

Affiant

Subscribed and sworn to before me this 29th day of NOVEMBER, 1982.

Notary Public

My Commission Expires: 10/10/83

This Instrument Prepared By:
GORDON, BOTTORFF, WATERS & LITTLE
Attorneys at Law
Maryland Manor
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

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FOR AND IN CONSIDERATION of the sum of Twenty Four Thousand Five Hundred and No/100 Dollars ($24,500.00), cash in hand paid by Benjamin Delano Peach and wife, Lynda Faith Peach, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, including one certain promissory note (and any modifications thereof) of even date herewith which Grantees have this date executed, made payable to, and delivered to Kenneth Paul Hackett and wife, Linda F. Hackett, for the principal sum of Ninety One Thousand One Hundred and No/100 ($91,100.00) Dollars, payable on or before the expiration of twenty-four (24) months from the date of this instrument, with interest thereon at the rate of Eight (8%) Percent per annum, payable quarterly with the first payment to begin January 15, 1983, and the assumption by the Grantees of the unpaid balance of a note in the original principal amount of Forty Five Thousand Six Hundred ($45,600.00) and No/100 Dollars, securd by a Deed of Trust to Everett A. Covington, Jr., Trustee, dated June 6, 1972, recorded in Book 4612, Page 217, Register's Office for Davidson County, Tennessee, which was assumed by Grantors in a Warranty Deed executed by Patrick K. McAuley executed on May 30, 1973, recorded in Book 4714, Page 238, Register's Office of Davidson County, Tennessee, we, KENNETH PAUL HACKETT and wife, LINDA F. HACKETT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BENJAMIN DELANO PEACH and wife, LYNDA FAITH 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:

Being Lot No. 96 on the Plan of Brandywine Farms, Section II, as of record in Book 3700, Page 28, Register's Office for said County.

Said Lot No. 96 fronts 142 feet on the northeasterly side of Rising Sun Lane and runs back 313.9 feet on the northwesterly line and 268.4 feet on the southeasterly line, to a broken line in the rear on which it measures 137.6 feet.

Being the same property conveyed to Kenneth Paul Hackett and wife, Linda F. Hackett, by deed from Patrick K, McAuley and wife, Patricia J. McAuley, of record in Book 4714, Page 238, Register's Office for Davidson County, Tennessee.

This is improved property known as 217 Rising Sun Lane, Old Hickory, Tennessee, 37138. All 1982 property taxes upon this parcel are to be prorated between the Grantors and Grantees as follows:

11/12ths of the taxes due, to be payable by Grantors

1/12th of taxes due, to be payable by Grantees.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of November, 1982.

KENNETH PAUL HACKETT

LINDA F. HACKETT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named KENNETH PAUL HACKETT, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BRENTWOOD, TN, this 29 day of NOVEMBER, 1982.

Notary Public

My Commission Expires:

10/10/83

OFFICIAL RECEIPT

BOOK 5970 PAGE 419

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDA F. HACKETT, the bargainor, with whom I am personall acquainted, and who acknowledged that she executed the within document for the purposes therein contained.

Witness my hand and seal at BRENTWOOD, TENN., this 29th day of NOVEMBER, 1982.

Notary Public

My Commission Expires:
10/5/83

H 19299

IDENTIF. REFERENCE

Nov 29 3 43 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5970 PAGE 420

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
			154500.00-	CO
			401.70	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	411.20-
			2443A11/29/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 19299

IDENTIF. T REFERENCE

NOV 29 3 44 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 912828