FORM NO. WD-1

BOOK 6198 PAGE 945

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,325.00

J. E. Sutherland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 1983.

Sarah D. Duck
Notary Public

MY COMMISSION EXPIRES: 02/05/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY 101 Cumberland Ave Madison, TN 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. E. SUTHERLAND (NAME)	Same (NAME)	32-8
Campbell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	351
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	19W 18503

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~~ I, JAMES F. PEAK, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. E. SUTHERLAND,

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. 5 on the Plan of House and Simonton's subdivision of Lots Nos. 1 to 16 inclusive in Stratton and Seymour's Addition to Edgefield, now East Nashville, as of Record in Book 57, page 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the northerly side of Mansfield Avenue and runs back in a northerly direction and between parallel lines 175 feet to an alley.

BEING the same property conveyed to JAMES F. PEAK by deed from Donna M. Cannon, of record in Book 5883, page 200, Register's Office for Davidson County, Tennessee.

A part of the within consideration is the agreement to assume the existing remaining balance of a mortgage due and owing to United Companies Mortgage, secured by a Deed of Trust of record in Book 5978, page 707, Register's Office for Davidson County, Tennessee. (SEE INSTRUMENT FOR COMPLETE TERMS AND CONDITIONS AS WELL AS POSSIBLE RIGHTS AND OPTIONS OF THE OWNER OF THE INDEBTEDNESS).

This is unimproved ( ) improved (XX) property, known as 947 MANSFIELD AVENUE NASHVILLE, TN 37207
(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 my hand this 21st day of December, 19 83

James F. Peak
JAMES F. PEAK, unmarried

CHECK
12/23 95.66-
1323

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES F. PEAK, unmarried

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 Madison, Tennessee, this 21st day of December 1983

Commission expires 02/05/85

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
JAMES F. PEAK, Unmarried

TO
J. E. SUTHERLAND

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H 3430

IDENTIF. REFERENCE

Dec 22 8 56 AM '83

FEE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6198 PAGE 947

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
			34325.00- CAMT.	
			89.19 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	95.69-
1323A	12/22/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T
IDENTIF. REFERENCE

DEC 22 8 56 AM '83

REGISTER OF DAVIDSON COUNTY, TN

No. 1876