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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 1984

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P.O. Box 105349 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Hugh Segars, Jr. and wife, Susan Nelson Segars (NAME)	Investors Savings & Loan Association (NAME)	Map 133-14
4711 Abbay Drive (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	parcel 17
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Hendersonville, Tn. 37075 (CITY) (STATE) (ZIP)	6DU-25075

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, Michael H. Peters and wife, Katherine J. Peters

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Hugh Segars, Jr. and wife, Susan Nelson Segars

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. 74 on the Plan of Abbay Hall, Section 1, of record in Book 2331, page 18, Register's Office for said County.

Said Lot No. 74 situated on the northwesterly corner of Abbay Drive and Elaine Drive, fronting 100 feet on the westerly margin of Abbay Drive, and 101.9 feet on the northerly margin of Elaine Drive, said frontage being joined by a curve having a length of 39.9 feet and a radius of 25 feet. Said lot extends back 125 feet on the northerly side from Abbay Drive, and 122.5 feet on the westerly side from Elaine Drive.

Being the same property conveyed to Michael H. Peters and wife, Katherine J. Peters by deed from Leroy F. Whittaker and wife, Lillian I. Whittaker of record in Book 5786, page 379, Register's Office for Davidson County, Tennessee.

RUSH

FILED FOR RECORD
DAVIDSON COUNTY, TN
MAY 1 12 02 PM '84
REGISTER

IDENTIF. REFERENCE

11:8965.

This is unimproved ( ) improved (X) property, known as 4711 Abbay Drive Nashville, Tennessee 37211
(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 hands this 30th day of April, 1984

Michael H. Peters

Katherine J. Peters

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael H. Peters and wife, Katherine J. Peters

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April 1984

Commission expires 10-20-85

Doris E. Moran
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Michael H. Peters and wife,

Katherine J. Peters

TO
James H. Segars, Jr. and

wife, Susan Nelson Segars

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

56000.00- CAMT
150.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.30-
274205/01/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FILED
IDENTIF. REFERENCE
DEC 1 12 02 PM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 32370