BK 30

BK 6393 PG 114

STATE OF TENNESSEE
COUNTY OF DAVIDSON — The actual consideration or value whichever is greater, for this transfer is $ 67,500.00

Subscribed and sworn to before me this the 28 day of September, 19 84

My commission expires: January 19, 1986

Notary Public

NOTARY PUBLIC AT LARGE

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Raymond F. Bluth, Jr. | CITICORP HOMEOWNERS, INC. |
| 2120 Acklen Avenue, Unit 4 | 670 Mason Ridge Center Drive |
| Nashville, Tennessee 37212 | St. Louis, MO 63141 |
| STREET ADDRESS / CITY / STATE / ZIP | STREET ADDRESS / CITY / STATE / ZIP |
| MAP NO. 104 - 11 | PARCEL NO. 46.00 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Peabody Place, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Raymond F. Bluth, Jr. and Raymond F. Bluth

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit No. 4, of PEABODY PLACE, a horizontal property regime established by Master Deed of record in Book 6323 at page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

part of
Being/the same property conveyed to Peabody Place, Inc. by deed from Marion K. McDonald and husband, Alden G. McDonald, recorded in Book 5220 at page 617, Registers Office for said County.

This conveyance is subject to taxes for the year 1984 and subsequent years, easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Peabody Place, as contained in the Master Deed, and the By-Laws of Peabody Place Homeowners' Association, Inc. as recorded in Book 6323 at page 173, Register's Office for Davidson County, Tennessee, being incorporated in this deed by reference aand made a part hereof.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2120 Acklen Avenue, Unit 4, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 unincumbered, unless otherwise hereinset 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 28 day of September, 19 84

Bryan Stanley, Pres.
Peabody Place, Inc.
By Bryan Stanley, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

6630 115

Before me, Brent A. Campbell, a Notary Public within and for the State and County aforesaid, personally appeared BRYAN STANLEY with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President of Peabody Place, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this 28th day of September, 1984.

My Commission Expires:
January 19, 1986

Notary Public Brent A. Campbell

BRENT A. CAMPBELL NOTARY PUBLIC

On this_____day of_____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be_____free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

I 5 4 8 4 0

IDENTIFICATION REFERENCE

OCT 5 2 19 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6398 PAGE 116

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

67500.00- CAMT.
177.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 184.00-
6608A10/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 4 8 4 0

IDENTIF. REFERENCE

Oct 5 2 19 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0074958