BOOK 5464 PAGE 515

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

119,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 1984.

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

Box 40

THIS INSTRUMENT WAS PREPARED BY
Bone & Crawford, P.C., Suite 900, 2100 West End Avenue, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linn H. McCain (NAME)	Linn H. McCain (NAME)	130-15-81
2615 Hemingway (STREET ADDRESS OR ROUTE NUMBER)	2615 Hemingway (STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

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, Fred V. Peay, Jr. and wife Betty R. Peay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linn H. McCain and wife Cathy D. McCain

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. 9, Block B on the Plan of Tyne Meade, Section 3, of record in Book 1424, pages 12, 13, and 14, Register's Office for said County.

Beginning on the southerly margin of Hemingway Drive at the corner of Lots Nos. 9 and 10; thence with said drive, westwardly 151.2 feet to the beginning of a curve; thence around said curve in a southwesterly direction 31.42 feet to the easterly margin of Arco Drive; thence with said drive, southwardly 200.5 feet to the corner of Lots Nos. 8 and 9; thence with the line between Lots Nos. 9 and 8 and 7, eastwardly 192.8 feet to the corner of said Lots Nos. 9 and 10; thence with the line between said two lots, northwardly 220 feet to the beginning.

Being the same property conveyed to Fred V. Peay, Jr. and wife, Betty R. Peay, by deed from Turner P. Williams and wife, Reca L. Williams, of record in Book 5659, page 241, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

The plan of record in Book 1424, pages 12, 13 and 14, said Register's Office, shows an Owner's Certificate, a 75-foot minimum building setback line from Hemingway Drive and a 37.5 foot setback from Arco Drive, and a 10-foot easement for public utility and drainage purposes along the south line of said lot.

unimproved (XX) This is improved ( ) property, known as 2615 Hemingway (House Number) (Street) Nashville, Tennessee 37215 (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 hand s this 31ST day of DECEMBER, 19 84

Fred V. Peay, Jr.

Betty R. Peay

12/31 215.35-

35

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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 Fred V. Peay, Jr. and wife Betty R. Peay

the bargainor, 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 31st day of DECEMBER, 1984.

Commission expires 7-18-87

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 Linn H. McCain

TO Fred V. Peay, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIF. REFERENCE

DEC 31 4 24 PM '84

DAVIDSON COUNTY, TN

1738.88

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

RECEIVED OF _____

FOR _____

BOOK 6461 PAGE 517

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
			119000.00- CAMT, 309.40 CSTAX .50 PRFEE 6.00 WDEED CHECK 315.90- 0035A12/31/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 73898

IDENTIF. REFERENCE

DEC 31 4 24 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97753