67430

BOOK 6499 PAGE 630

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

James D. Peak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 25th DAY OF February 1985

Notary Public

MY COMMISSION EXPIRES: 5-18-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Peak, etux, etal (NAME)	Same (NAME)	72-4-203
1018 West Kirkland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15DZ-20395
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	(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, Brian Lovell Crane and wife, Ceile H. Crane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Peak and wife, Yvonne Peak and Steven D. Peak, Unmarried

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. 2 on the plan of the Resubdivision of Lots 15 & 26, Block F, Country Club Estates, of record in Book 4300, page 85, Register's Office for said County.

SAID Lot No. 2 fronts 50 feet on the southwesterly margin of Ardee Avenue and extends back 253.61 feet on the northwesterly line and 245.72 feet on the southeasterly line to a dead line in the rear, measuring 50.62 feet thereon.

BEING part of the same property conveyed to Brian Lovell Crane by deed from Barbara Elizabeth Crane Detring, of record in Book 5722, page 176, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Ceile H. Crane, wife of Brian Lovell Crane, joins in to convey any interest she may have by reason of her marital status in subject property.

unimproved ( )
This is improved (X) property, know as 1416 Ardee Avenue, Nashville, Tennessee 37216
(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 convenant 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 25th day of February, 1985

Brian Lovell Crane
Brian Lovell Crane

Ceile H. Crane
Ceile H. Crane

4082

STATE OF TENNESSEE
Davidson County

BOOK 6499 PAGE 631

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Lovell Crane and wife, Ceile H. Crane

the bargainors, 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 25th day of February, 19 87

Commission expires 1-19-86

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Brian Lovell Crane and wife,

Ceile H. Crane

TO
James D. Peak and wife, Yvonne

Peak and Steven D. Peak

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

FILED FOR RECORD AND REGISTER
DAVIDSON COUNTY, TN
FEB 26 2 15 PM '87

IDENTIFICATION REFERENCE

1-8-5-4-7-7

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

RECEIVED OF _____

FOR _____

BOOK 6499 PAGE 632

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

490CO.CO- CAMT.
127.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 133.90-
4082A02/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 85 47 7

IDENTIF. REFERENCE

FEB 26 2 15 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111397