FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } Box 24

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

$59,442.17 Cheryl A. Rowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl A. Rowe and Margaret F. Comstock (NAME)	New York Guardian Mortgagee Corp. (NAME)	161-2
5016 McMurray Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 840 (STREET ADDRESS)	Par. 110
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Hempstead, NY 11551 (CITY) (STATE) (ZIP)	6DU-61764

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, William D. Peacock and wife, Joan B. Peacock

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl A. Rowe and mother, Margaret F. Comstock as tenants in common with right of survivorship,

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. 4 on the Plan of Section One, McMurray Place, of record in Book 5200, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to William D. Peacock and wife, Joan B. Peacock by deed from W. L. Bainbridge, Inc. of record in Book 5953, page 398, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by The New York Guardian Mortgagee Corporation of record in Book 5953, page 401, said Register's Office. The escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 5868, page 503, and such easements and setback lines of record in Book 5200, page 409 and amended in Book 5894, page 495, said Register's Office.

J 0 8 3 0 0

T
IDENTIF. REFERENCE

MAY 29 12 58 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved ( ) improved property, known as 5016 McMurray Court Nashville, TN 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 hand s this 28th day of May, 19 85

William D. Peacock

Joan B. Peacock

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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 William D. Peacock and Joan B. Peacock

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 28th day of May 19 85

Commission expires 5/13/89

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
William D. Peacock and wife,

Joan B. Peacock

TO

Cheryl A. Rowe and

Margaret F. Comstock

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

59442.17- CAPT.
154.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 160.94-
2373A05/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 8 3 0 0

IDENTIF. REFERENCE

MAY 29 12 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138950