FILE BOX "7"

FORM NO. WD-1

BOOK 6568 PAGE 639

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY 19 85

Notary Public

MY COMMISSION EXPIRES: 4-20-[illegible]

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM DAVID PEACOCK et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	162-06-0
209 Delvin Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 62923 (STREET ADDRESS)	243
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23462 (CITY) (STATE) (ZIP)	05-DU 39792

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, EDWARD BENSON and wife, WILLIE MAE BENSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM DAVID PEACOCK and wife, JOAN B. PEACOCK,

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. 16 on the Plan of Valley Green Subdivision as of record in Plat Book 4460, pages 96 and 97, Register's Office for said County, to which Plan reference is made for a more complete description.

BEING the same property conveyed to Edward Benson and wife, Willie Mae Benson by Quitclaim Deed from Edward Benson of record in Book 5911, page 456, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to REALTY MORTGAGE , INC., of record in Book 5203 , page 899 , Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. The said mortgage now being with THE LOMAS & NETTLETON COMPANY.

This is unimproved ( ) improved (XX) property, known as 209 Delvin 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 hand s this 29th day of May, 19 85

Edward Benson
EDWARD BENSON

Willie Mae Benson
WILLIE MAE BENSON

05/30/85 2782

BOOK 6568 PAGE 640

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EDWARD BENSON and wife, WILLIE MAE BENSON,

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 29th day of May, 19 85.

Commission ~~Expires~~ My Commission Expires October 19, 1986

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

TO

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

IDENTIFICATION REFERENCE

FILED
MAY 30 12 37 PM '85
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

J.O. 8.5.8

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

RECEIVED OF _____

FOR _____

BOOK 6568 PAGE 641

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
			69350.CO- CAMT.	
			155.74 CSTAX	
			.50 PRFEE	
			6.00 WDECD	
			CHECK 162.24-	
2782A05/30/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 8 6 5 8

IDENTIF. REFERENCE

MAY 30 12 37 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 139349