Lock 12
21081 7777

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY 19 85.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

File 12

BOOK 6574 PG 214

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL S & L ASSN. 230 4th Ave. No. Nash. TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELVIN L. CHEATHAM (NAME)	METROPOLITAN FEDERAL S & L ASSN. (NAME)	104-11
244 Barnard Way (STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. No. (STREET ADDRESS)	PAR 98 adl
Ventura, CA 93001 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, PEABODY PLACE, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELVIN L. CHEATHAM FAMILY TRUST

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 Unit #5 on the Plan of Lexington Square as described by the Master Deed establishing a Horizontal Property Regime of record in Book 6523, page 348, Register's Office for said County, and the By-Laws attached thereto of record in Book 6523, page 373, said Register's Office, and more specifically described on Exhibit C attached to the By-Laws at Book 6523, page 387, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Peabody Place, Inc., by deed from Grace Holt Stone of record in Book 6353, page 132, and by deed from James Phillip Zerface and wife, Theresa Zerface of record in Book 6369, page 791, Register's Office for Davidson County, Tennessee.

J 1 0 3 3 5

IDENTIF. REFERENCE

JUN 5 11 45 AM '85

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (x) property, known as Unit #5, 2135 Acklen Avenue, Nashville, TN 37212
(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 my hand this 31st day of MAY, 19 85

PEABODY PLACE, INC.

BY: Bryan Stanley

BRYAN STANLEY, PRESIDENT

CHECK

85/05 195.30

4836

STATE OF TENNESSEE }
Davidson County }

BOOK 6574 PG 215

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in 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 oath, acknowledged himself to be the PRESIDENT _____ of the PEABODY PLACE, INC. a corporation, and that he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 31st day of May, 19 85.

Heather Potts Notary Public

Commission Expires 11-1-87

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6574 PAGE 216

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

73000.CO- CAMT
189.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 196.30-
4836A06/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J10335

IDENTIF. T. REFERENCE

JUN 5 11 46 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 141349