WARRANTY DEED

BOOK 6615 PAGE 548

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret S. Warner	SAME	Part of Map 104-11
(NAME) 4428 Sheppard Place	(NAME)	Parcels 98 and
(STREET ADDRESS OR ROUTE NUMBER) Nashville, T. 37205	(STREET ADDRESS)	99
(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, Peabody Place, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret S. Warner

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 No. 9, as shown on Exhibit "C" to the Master Deed for Lexington Square Homeowners' Association, Inc., of record in Book 6523, page 348, Register's Office for Davidson County, Tennessee, including an undivided interest in the common elements as set forth in said Master Deed, having originally been part of Lot Nos. 21 and 22 as shown on the Plan of the Subdivision of the Burch Homestead Tract, of record in Book 57, page 149, Register's Office for said County, to which reference is here made.

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

The above property is conveyed subject to the following:

1. 1985 Metropolitan Government taxes.

2 Terms, conditions, easements, rights and liens as set forth in the Master Deed of Lexington Square Homeowners' Association, Inc. and the By-Laws appended thereto, of record in Book 6523, page 348, said Register's Office.

3. All matters as shown on the Plat of Lexington Square Condominium, as shown on Exhibit C to the Master Deed for Lexington Square Homeowners' Association, Inc., of record in Book 6523, page 348, said Register's Office.

unimproved ( )
This is improved (X) property, known as Unit 9, 2135 Acklen Avenue, Nashville, Tennessee 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 successors, assigns 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 its hand this 25th day of July, 1985.

PEABODY PLACE, INC.

BY: Bryan Stanley
Bryan Stanley, President

Form 3

BOOK 6615 PAGE 543

STATE OF _____)

COUNTY OF _____)

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, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bryan Stanley, with whom I am personally acquainted and who upon (his oath, ~~their several oaths~~) acknowledged (himself, ~~themselves~~) to be the President respectively of the Peabody Place, Inc. the within named bargainor, a corporation, and that (he, ~~they~~) as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Bryan Stanley as such President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 25 day of July, 1985

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

WARRANTY DEED

FROM
Peabody Place, Inc., a Tennessee corporation

TO
Margaret S. Warner

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

J 2 3 8 7 8

IDENTIF. REFERENCE

JUL 26 10 00 AM '85
FELIX A. WILSON II, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $74,000.00

Margaret S. Warner

Subscribed and sworn to before me this 25 day of July, 1985

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6615 PAGE 550

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

74000.00- BATT.
192.40 CSTAX
.50 PRFEE
6.00 MOR
CHECK 198.90-
1631A07/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 3 8 7 8

IDENTIF. REFERENCE

JUL 26 10 00 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 157737