THIS INSTRUMENT PREPARED BY: East End Title & Escrow
405 Two Mile Pike, Goodlettsville, TN 37072

BOOK 6661 PAGE 804

B0441

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PEABODY PLACE, INC.	SAME	Map 104-11
(NAME)	(NAME)	Parcel 107
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24W 06195
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, an unmarried widow

VIOLA SELLERS, hereinafter referred to as Grantor,
has bargained and sold, and does hereby transfer and convey unto the said

PEABODY PLACE, INC., hereinafter referred to as Grantee,

its *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of the Burch Homestead Tract, as of record in Book 57, page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the southerly side of Acklen, formerly Burch Avenue, and runs back between parallel lines 151.4 feet to an alley.

Being the same property conveyed to Viola Sellers, by deed of record in Book 4768, page 288, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 19th day of Sept 1985.

Affiant

My commission expires: 4-20-86
(Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 2117 Acklen Avenue, Nashville, TN 37212
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantee,

its *(successors),*

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Grantee, its
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 19th *day of* September, 19 85, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Viola Sellers
VIOLA SELLERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* VIOLA SELLERS

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at DAVIDSON CO. TENN. *in Tennessee, this* 19th *day of* September, *19* 85

Commission expires 4-20-86 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

IDENTIFY REFERENCE

SEP 20 3 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

38266

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6661 PAGE 806

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
			75000.CO- CAMT.	
			195.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	201.50-
9092A	09/20/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38266

IDENTIFICATION REFERENCE

SEP 20 3 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174768