PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

Box 21

WARRANTY DEED

BOOK 6725 PAGE 876

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Gerard M. Peters et ux 7553 Old Harding Road Nashville, TN 37221	Same	Map 142-14 Parcel 184 9D-28022-CD

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, including the assumption of the balance of a note secured in a deed of trust of record in Book 6093, page 818, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, we, James R. Griffith and wife, Regina S. Griffith, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Gerard M. Peters and wife, Elizabeth L. Peters, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot Number 701 on the Plan of Harpeth Woods, Section Three, of record in Book 5200, page 270, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to James R. Griffith and wife, Regina S. Griffith, by deed of record in Book 6093, page 815, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 7553 Old Harding Road, Nashville, TN 37221.

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 hands this 2nd day of December, 1985.

IDENTIFICATION REFERENCE
Dec 4 10 37 AM '85
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

58064

James R. Griffith

Regina S. Griffith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Griffith and wife, Regina S. Griffith, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of December, 1985.

Notary Public
My Commission expires: 1-18-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $69,149.25.

Affiant

Sworn to and subscribed before me this 2nd day of December, 1985.

Notary Public
My Commission expires: 1-18-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6725 PAGE 878

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
			69149.85- CONT, 175.66 CSTAX .50 PRFE 6.00 MORT - CHECK 105.19- 2737A12/04/85 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

580064

IDENTIFICATION REFERENCE

Dec 4 10 37 AM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 197808