STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75000.00

Subscribed and sworn to before me, this the 11 day of April 19 86

My commission expires: January 21, 1990
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc. Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219	
ADDRESS OF NEW OWNER: Ben Peters	SEND TAX BILLS TO: Owner
522 Heather Place STREET ADDRESS	STREET ADDRESS
Nashville, Tennessee 37204 CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 118-11-0065.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, James Smith and Wf. Lois Derryberry Smith & Her Son Roy L. Derryberry

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Benjamin J. Peters and wife, Clara Jacqueline Peters

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 34 of Block D on the Plan of Berry Hills Garden Subdivision, of record in Plat Book 1130 at page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 85 feet on the northwesterly side of Heather Place and runs back 123.8 feet on the northeasterly line and 94 feet on the southwesterly line to a dead line measuring 55 feet thereon.

Being the same property conveyed to James Smith and Wf. Lois Derryberry Smith & Her Son Roy L. Derryberry by deed recorded in Book 4661 at page 418, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

928 I. I.

IDENTIFICATION REFERENCE

APR 18 1 04 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 522 Heather Place, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 11 day of April, 19 86

James Smith

Lois Derryberry Smith

Roy L. Derryberry

OFFICIAL RECEIPT

State of Tennessee
County of Davidson

BOOK 6832 PAGE 688

On this 11 day of April, 19 86, before me personally appeared James Smith and Wf. Lois Derryberry Smith to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 21, 1990

Notary Public

State of Tennessee
County of Illinois

On this 11 day of April, 19 86, before me personally appeared Roy L. Derryberry to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

4-17-88

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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

RECEIVED OF _____

FOR _____

BOOK 6832 PAGE 689

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

75000.00- CONT.
195.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.50-
4614A04/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92811

IDENTIFICATION REFERENCE

APR 18 1 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 238665