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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 34,500.00.

X Wilson Stewart
Affiant

Subscribed and sworn to before me, this 30th day of May, 1986.

Wanda Tutt
Notary Public

My Commission expires: 11-01-87

This Instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

| Address new owners as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Wilson Stewart and wife,<br>Carolyn S. Stewart<br>2 Valley Forge<br>Nashville, Tn. 37205 | METROPOLITAN FEDERAL<br>230 4TH AVE. NORTH<br>NASHVILLE, TN. 37219 | Map 119-14-A<br>Parcel 98 |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **J. JAY PEELER, III, AND WIFE, CANDICE M. PEELER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILSON STEWART AND WIFE, CAROLYN S. STEWART,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 98 as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums, as amended of record in Book 6058, page 322, said Register's Office.

Being the same property conveyed to J. Jay Peeler, III, and wife, Candice M. Peeler, by deed from Home Service Corporation of record in Book 6085, page 355, Register's Office for Davidson County, Tennessee.

The above-described property is conveyed subject to:

1. 1986 property taxes, which have been prorated and assumed by Grantees.

2. Deed of Trust executed by Home Service Corporation to Mark H. Westlake, Trustee, of record in Book 5826, page 281, said Register's Office, dated November 1, 1981, to secured to Marion Thurman an indebtedness in the amount of $850,000.00.

   Said Deed of Trust was assigned to Home Service Corporation and Metropolitan Federal Savings and Loan Association by Assignment agreement of record in Book 5838, page 404, said Register's Office.

3. Deed of Trust executed by J. Jay Peeler, III, and wife, Candice M. Peeler, to Thomas C. Scott, Trustee, of record in Book 6085, page 358, said Register's Office, dated June 27, 1983, to secure to Home Service Corporation an indebtedness in the amount of $29,500.00.

Assigned to Metropolitan Federal Savings and Loan Association by Assignment dated September 19, 1983, of record in Book 6142, page 347, said Register's Office.

Assigned to Valley Federal Savings and Loan Association by Assignment dated September 19, 1983, of record in Book 6142, page 353, said Register's Office.

4. Restrictive Covenants contained in deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932, of record in Book 909, page 48, said Register's Office.

5. Restrictive Covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934, of record in Book 919, page 393, said Register's Office.

6. Restrictive Covenants contained in deed from Airdrie Land Company, to Nashville Trust Company, dated March 5, 1934, filed March 29, 1934, and recorded in Book 928, page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937, and recorded in Book 1001, page 539, said Register's Office.

7. Restrictive Covenants contained in deed from Nashville Trust Company, to F. T. Read and wife, dated September 5, 1934, filed September 8, 1934, and recorded in Book 946, page 252, said Register's Office.

8. Restrictive Covenants contained in deed from Nashville Trust Company, to W. R. Richards, dated September 4, 1934, filed September 11, 1934, and recorded in Book 919, page 628, which are the same as in Book 946, page 252, said Register's Office.

9. Restrictive Covenants contained in deed from Alfred I. Roehm and wife to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948, and recorded in Book 1579, page 387, said Register's Office.

10. Restrictive Covenants contained in deed from Arthur Crownover, Jr., and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948, and recorded in Book 1581, page 55, said Register's Office, which are the same as in Book 1579, page 387, said Register's Office.

11. Matters shown on the plan of record in Book 5200, page 520, said Register's Office.

12. Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises as set out in Book 3645, page 9; Book 3822, page 25; Book 4259, page 977; and Book 4260, page 332, said Register's Office.

13. Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartments of record in Book 5585, page 985, said Register's Office, and Bill of Sale of record in Book 5585, page 989, said Register's Office.

14. Easements, rights, liens for assessments and other matters contained in Master Deed of record in Book 6058, page 322, said Register's Office, and By-Laws appended thereto of record in Book 6058, page 359, said Register's Office.

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, theirs 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 30th day of May, 1986.

x J. Jay Peeler III
J. Jay Peeler, III

x Candice M. Peeler
Candice M. Peeler

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Jay Peeler, III, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 1986.

Wanda Fults
Notary Public

My Commission Expires: 11-01-87

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candice M. Peeler, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 1986.

Wanda Fults
Notary Public

My Commission Expires: 11-01-87

08163

IDENTIFICATION REFERENCE

JUN 6 3 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6879 PAGE 847

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

34500.00- CAMT.
89.70 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 99.20-
2686A06/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 8 1 6 3

IDENTIFICATION REFERENCE

JUN 6 3 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 256328