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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Donald W. Peery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-87

(AFFIX SEAL)

file # 27

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates (NAME) 215 Centerview Dr. Suite 150, Brentwood, TN 37027 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Donald W. Peery (NAME)	Atlantic Coast Mortgage Company (NAME)	162-05-0
5351 Eulala Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr. #100/210 (STREET ADDRESS)	099.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	05U39364

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, ~~Louis F. Tapia and wife, Eve Lorraine Tapia~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Donald W. Peery and wife, Bethel G. Peery~~

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:

BEING Lot No. 113 on the Plan of Hickory Valley, Section 1, of record in Book 4175, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description..

Being the same property conveyed to Louis F. Tapia and wife, Eve Lorraine Tapia by deed from Larry Wayne Barnes and wife Mary Evelyn Barnes of record in Book 5931, Page 460, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4353, page 54 said Register's Office.

This conveyance is subject to any and all existing easements of record.

15162

IDENTIFICATION REFERENCE

JUN 27 11 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved ( ) improved (XX) property, known as 5351 Eulala Drive, Nashville, TN 37211
(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 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 their hands this 25th day of June, 19 86

Louis F. Tapia

Eve Lorraine Tapia

STATE OF TENNESSEE
Davidson County
~~xxxxxx~~
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis F. Tapia and wife, Eve Lorraine Tapia

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of June, 19 86.

Commission expires 1-10-87

N Eddie Montgomery
Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Louis F. Tapia and wife, Eve Lorraine Tapia

TO

Donald W. Peery and wife, Bethel G. Peery

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

750[illegible].00- CAPT.
195.00 CSTAX
.50 PREC.
6.00 MRTG
CHECK 231.50-
0964A06/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15162

IDENTIFICATION REFERENCE

Jun 27 11 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264422