THIS INSTRUMENT PREPARED BY: EDWARD J. GROSS, ATTORNEY- 1607 Parkway Towers
Nashville, Tenn. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peggy Joyce Sullivan	Charles M. Owen	97-9
(NAME) 639 Larchwood Drive	(NAME) ~~236 Green Harbor Drive~~ 115 Teefia Drive	16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37214	(STREET ADDRESS) Old Hickory, Tn. 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6950 PAGE 89

FOR AND IN CONSIDERATION of the sum of $10.00 *Dollars,*

and other good and valuable consideration and the payment of an initial installment of $5,000 and monthly payments of $400.00 per month (principal all applicable taxes and home owners and extended coverage insurance). The grantee acknowledges the current monthly payment based upon the current assessment and insurance premium and may be adjusted if the cost of either or both of these should change in the future and upon the further transfer of the buyers escrow account presently held by the seller to the holder of the lien which shall be placed on this property simultaneous with this transaction. CHARLES M. OWEN

have this day bargained and sold, and do hereby transfer and convey unto the said

PEGGY JOYCE SULLIVAN

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 28 Hickory Bend subdivision, Section 7, as of Record in Book 3600, Page 29, Register's Office of Said County.

Said Lot No. 28 fronts 78 feet on the easterly margin of Larchwood Drive and runs back 140.5 feet on the northeasterly side and 130.9 feet on the sotherly side to a line at the rear measuring 50.5 feet thereon.

Being the same property conveyed to Charles M. Owen, Deed by Gene M. Saalweachter, Jr & wife Ruth C. Saalweachter, as of record in Book 4601, page 715, Register's Office of Davidson County, Tennessee.

Conveyance of this property is made subject to restrictions of the record in book 3642, page 478, REgister's Office Davidson County, Tn, and the plan of record in book 3600, page 29, said register's Office shows an owner's certificate, a 30' minimum building setback line from Larchwood Drive and a 10 foot easement for public utility purposes along the rear line of said lot and with particular reference to item No. 17 of restrictions of record in Book 3642, page 478 said Davidson County Register's Office.

31964

RECEIVED AND RECORDED AUG 14 2 35 PM '86
FEE $ TAX $ TRANSFER TAX $
DAVIDSON COUNTY REGISTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 65,000.00

Subscribed and sworn to before me, this the 12th day of AUGUST 19 86

My commission expires: 3/8/89 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 639 Larchwood Drive (House Number) Nashville, Tennessee (Street) 37214 (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 12th *day of* AUGUST, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHARLES M. OWEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6950 PAGE 90

Personally appeared before me, ... *a Notary Public in and for said County and State,* CHARLES M. OWEN .....

the within named 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 DAVIDSON COUNTY, ... *Tennessee, this* 12 *day of* AUGUST, *19* 86.

Commission expires 3/8/89

..... *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

CHARLES M. OWEN

TO

PEGGY JOYCE SULLIVAN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 6950 PAGE 91

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

8/14/86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 9 6 4

IDENTIFICATION REFERENCE

AUG 14 2 35 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 283480