This Instrument Prepared by:
Gayle T. Moyer, Attorney at Law
City Hall Mall
Franklin, TN 37064

Field Book No. 37W-17145
Map and Parcel No. 83-3-189

BOOK 6961 PAGE 651

Send Tax Statements To:
City Federal Savings Bank
125 Belmont Drive
Somerset, N J 08873

Name/Address New Owner:
James Earl Williamson
105 Rosebank Avenue
Nashville, TN 37206

Name of Mortgagee:
City Federal Savings Bank
125 Belmont Drive
Somerset, N J 08873

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, RYAN R. PEER, have bargained and sold and by these presents do transfer and convey unto JAMES EARL WILLIAMSON, his heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, and being the east half of Lot No. 2 on the Map of George C. Waters Addition to Nashville, of record in Book 161, page 141, Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of Rosebank Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ryan R. Peer and wife, Linda D. Peer by deed from Peggy G. Bryan of record in Book 5646, page 775, Register's Office of Davidson County, Tennessee. Title vested solely in said Ryan R. Peer by final divorce decree of the First Circuit Court for Davidson County, Tennessee, recorded in Book 6936, page 806, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1986 Davidson County taxes are a lien but are not yet due and payable.

2. All existing utility easements.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

Linda D. Peer, wife of Ryan R. Peer, joins in the execution of this instrument to convey all right, title and interest she may have in the subject property by virtue of her marriage to Ryan R. Peer.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 26th day of August, 1986.

BOOK 6961 PAGE 652

Ryan R. Peer
RYAN R. PEER

BY: Rex E. Peer, Attorney-in-Fact
REX E. PEER, ATTORNEY-IN-FACT,
(Power of Attorney recorded in
Book 6961, page 645, RODCT)

Linda D. Peer
LINDA D. PEER

BY: Rex E. Peer, Attorney-in-Fact
REX E. PEER, ATTORNEY-IN-FACT
(Power of Attorney recorded in
Book 6961, page 648, RODCT)

STATE OF TENNESSEE
COUNTY OF WILLAMSON

On this 26th day of August, 1986, before me personally appeared REX E. PEER, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of RYAN R. PEER and LINDA D. PEER and who acknowledged that he executed the same as the free act and deed of said RYAN R. PEER AND LINDA D. PEER.

WITNESS my hand and seal, at Franklin, Tennessee, this 26th day of August, 1986.

My Commission Expires:
5-27-90

E. Denise André
Notary Public

DENISE ANDRE NOTARY PUBLIC WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $39,000.00.

James Earl Wilson
Affiant

Sworn to and subscribed before me on this the 26th day of August, 1986.

My Commission Expires:
5-27-90

E. Denise André
Notary Public

DENISE ANDRE NOTARY PUBLIC WILLIAMSON CO.

PUSH

36106

IDENTIFICATION REFERENCE

AUG 28 8 15 AM '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 6961 PAGE 653

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
			39000.00 CAMT	
			109.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	115.70
5208A	08/28/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36106

IDENTIFICATION REFERENCE

Aug 28 8 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288169