File #5231

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 6964 PAGE 806

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
NEIL T. PERONE (NAME)	FIRST TENNESSEE BANK (NAME)	Map 171-7
5717 Cloverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1000, Dept. 47 (STREET ADDRESS)	Parcel 46
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38148 (CITY) (STATE) (ZIP)	F.B. #6DU-75916

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, DANIEL JOHN OLPHIE, III and wife, DIANA LYNN OLPHIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEIL T. PERONE and wife, KATHY A. PERONE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Resubdivision of Lots 27 & 28 of Section 4 of Cloverland Acres, as of record in Plat Book 4715, page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel John Olphie, III and wife, Diana Lynn Olphie by deed from Michael P. Halter and wife, Cecilia A. Halter of record in Book 6302, page 804, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4720, page 355; and (3) All matters appearing on the Plan of record in Plat Book 4715, page 117, said Register's Office.

37.01 IDENTIFICATION REFERENCE

SEP 2 8 36 AM '86
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 5717 Cloverwood Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of August, 1986

DANIEL JOHN OLPHIE, III

DIANA LYNN OLPHIE
Attorney-in-fact for the said Diana Lynn Olphie
~~by Power of Attorney recorded simultaneously herewith~~

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANIEL JOHN OLPHIE, 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 Brentwood, Tennessee, this 25th day of August, 19 86.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 25th day of August, 1986, before me personally appeared DANIEL JOHN OLPHIE,III, 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 DIANA LYNN OLPHIE, and acknowledged that he executed same as the free act and deed of the said DIANA LYNN OLPHIE.

Witness my hand and seal, at office in Brentwood, Tennessee, this 25th day of August, 1986.

Notary Public

Commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,750.00

Affiant

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

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM DANIEL JOHN OLPHIE, III and wife, DIANA LYNN OLPHIE

TO NEIL T. PERONE and wife, KATHY A. PERONE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

141750.00 CAMT
396.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 403.26
6276A09/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37012

IDENTIFICATION REFERENCE

SEP 2 8 36 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289208