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FORM NO. WD-1

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-5-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Neal (NAME)	Singleton Mortgage Corporation (NAME)	052-02-0
709 Neely's Bend Road (STREET ADDRESS OR ROUTE NUMBER)	6263 Poplar Avenue, Suite 100 (STREET ADDRESS)	191
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38119 (CITY) (STATE) (ZIP)	11D42825

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, Sylvia Mae Peay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Neal

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 the North part of Lot No. 26 of Block "A" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 35, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alfonzo Peay and wife, Sylvia Mae Peay by deed from Roger L. Clark and wife, Frances Annette Clark of record in Book 2249, Page 328, Register's Office, Davidson County, Tennessee. The said Alfonzo Peay is deceased.
This conveyance is subject to any and all existing easements of record.

3974 8

IDENTIFICATION

SEP 8 1 42 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 709 Neely's Bend Road, Madison, TN 37115
(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 her hand this 27th day of August, 19 86

Sylvia Mae Peay

Sylvia Mae Peay

9227

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STATE OF TENNESSEE
~~Davidson~~ County
Williamson

Personally appeared before me, Ann Cunningham, a Notary Public in and for said County and State, the within named Sylvia Mae Peay

the bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of August 19 86

Commission expires 1-10-27

K. Eddie Moore
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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
Sylvia Mae Peay

TO
Richard D. Neal

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

39900.00 CAMT.
[illegible].72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 118.22
9267A09/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

397 48

IDENTIFICATION REFERENCE

SEP 8 1 42 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 292146