BOOK 7008 PAGE 979 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 1986

Notary Public

MY COMMISSION EXPIRES: 5/13/90

(AFFIX SEAL)

MAIL TO: Thomas W. Schlater (NAME) THIS INSTRUMENT WAS PREPARED BY 213 Fifth Avenue, North Nashville, TN 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry W. Peffen, et ux	Same	116-01-A
c/o Peffen Machine Co., Inc. (NAME)	(NAME)	4
312 6th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, DUNHAM SPRINGS CORP., a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARRY W. PEFFEN and wife, ANN W. PEFFEN,

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:

Lot No. 4 on the Plan of Dunham Springs Residential PUD of record in Book 6250, page 936, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin located in the westerly line of the Hillwood Country Club property, said point being located 27.00 feet southerly from a concrete monument and being the southeasterly corner of Lot 3 and the northeasterly corner of the herein described property; thence with the line of the Hillwood Country Club property as follows: S-18°31'24"-E a distance of 77.00 feet to a concrete monument; S-47°43'20"-W a distance of 65.00 feet to an iron pin; thence with the easterly line of Lot 5 N-68°53'21"-W a distance of 173.14 feet to an iron pin; thence northerly in a curve concave to the west having a radius of 120.00 feet a distance of 48.72 feet to an iron pin; thence with the southerly line of Lot 3 S-87°50'58"-W a distance of 177.31 feet to the point of beginning, containing 0.38 acres more or less.

BEING part of the same property conveyed to Dunham Springs Corp. by Quitclaim Deed from W. Gerald Ezell and wife, Alona F. Ezell of record in Book 6883, page 930, said Register's Office, and by Quitclaim Deed from Carol Ann Kinser Turner and husband, Frank L. Turner of record in Book 6883, page 934, said Register's Office and by Quitclaim Deed from Hillwood Country Club of record in Book 6883, page 937, said Register's Office.

This conveyance is subject to current property taxes which have been prorated between the parties, with the Grantor being responsible for payment of the 1986 tax statement. It is also subject to the restrictions of record in Book 6875, page 530; all matters set out on the plat in Book 6250, page 936; the charter of Dunham Springs Homeowners' Association in Book 6943, page 559 all in the Register's Office of Davidson County, Tennessee; and an unrecorded exclusive listing agreement with Frank L. Turner, Broker, to be effective for a period of 5 years from the date of this deed.

This is unimproved (X) improved ( ) property, known as 107 Dunham Springs Lane (House Number) (Street) Nashville, TN 37205 (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 my hand this 10th day of October, 1986

DUNHAM SPRINGS CORP.

By: Frank L. Turner

Frank L. Turner, President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, Dilda L. Shields a Notary Public in and for the State and County aforesaid, personally appeared Frank L. Turner

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Dunham Springs Corp. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

Witness my hand and official seal at Nashville, Tennessee this 28th day of October, 19 86.

Dilda L. Shields Notary Public

Commission Expires 5-13-90

DILDA L. SHIELDS NOTARY PUBLIC DAVIDSON CO., TN

5 2 6 4 9

IDENTIFICATION REFERENCE

Oct 14 3 25 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

DUNHAM SPRINGS CORP.

TO

HARRY W. PEFFEN and wife,

ANN W. PEFFEN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

[illegible] CASH
378.00 STATE
.50 [illegible]
6.00 [illegible]
CHECK 384.50-
300.A1C/14/86 TAL .50

5264 49 IDENTIFICATION REFERENCE Oct 14 3 25 PM '86 DAVIDSON COUNTY REGISTER

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 00219