file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Harriet Young Peyser
4202 Dakota Avenue
Nashville, TN. 37209

MORTGAGEE:
none

MAP-PARCEL NUMBERS:
91-16-262
25W-00940

WARRANTY DEED

BOOK 7051 PAGE 672

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles L. Corzine and wife, Elizabeth Deaver Corzine hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Harriet Young Peyser hereinafter called the Grantee, Grantee's 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 the westerly 11 feet of Lot 101 and the easterly 39 feet of Lot 103 of Block No. 4 on the plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

SAID portions of Lot Nos. 101 and 103 together fronts 50 feet on the northerly margin of Dakota Avenue, formerly 4th Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles R. Corzine and wife, Elizabeth Deaver Corzine by deed from Tilman Carl Crimm and wife, Marie Marshall Crimm of record in Book 6421, page 17, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

6731 D
IDENTIFICATION REFERENCE
Nov 26 10 57 AM '86
DAVIDSON COUNTY REGISTER

This is (un)improved property, known as 4202 Dakota Avenue, Nashville, TN. 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee. Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of November, 19 86.

Elizabeth Deaver Corzine
Elizabeth Deaver Corzine

Charles L. Corzine

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of November, 19 86, before me personally appeared Charles L. Corzine and wife, Elizabeth Deaver Corzine, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that He Executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

P. WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7051 PAGE 673

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____; the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $58,000.00.

Harriet Young Peyser
Affiant

Subscribed and sworn to before me, this the 25th day of November, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON CO. TEN.

WARRANTY DEED

from:
Charles L. Corzine and wife,
Elizabeth Deaver Corzine

to:
Harriet Young Peyser

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25945

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

RECEIVED OF _____

FOR _____

BOOK 7051 PAGE 674

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]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67316

IDENTIFICATION REFERENCE

Nov 26 10 57 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 16451