BOOK 7198 PAGE 71 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF April 19 87

Notary Public

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

File # 21026
Loan # 220500-9

Box 1

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEITH P. PEUSE	Bailey Mortgage Company	MAP 147-8
(NAME)	(NAME)	
4837 Humber Drive	162 East Amite Street	PAR 49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Jackson, Mississippi 39201	5DU 04641
(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, SPENCER R. GRIFFIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH R. PEUSE and DEBRA S. SEVERSON, both unmarried JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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:

LAND in Davidson County, Tennessee, being Lot No. 59, Section 2, Beverly Heights, as of record in Book 2331, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Spencer R. Griffin and wife, Vickie S. Griffin by deed from William Thomas Chick and wife, Norma E. Chick as of record in Book 6292, Page 537, Register's Office for Davidson County, Tennessee, the said Vickie S. Griffin having conveyed all interest in this property to Spencer R.Griffin, of record in Book 7112, Page 32 Register's Office for Davidson County, Tennessee.

13284

IDENTIFICATION REFERENCE

APR 9 12 16 PM '87

FILED & RECORDED
DAVIDSON COUNTY, TN

X This is improved / unimproved property known as 4837 Humber Drive, Nashville, TN 37211
(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. Whenever 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 his hand this 6th day of April 19 87

SPENCER R. GRIFFIN

X

STATE OF TENNESSEE }
Davidson County }

BOOK 7198 PAGE 72

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SPENCER R. GRIFFIN

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

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 19 87

Commission Expires 4-19-87

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

SPENCER R. GRIFFIN

TO

KEITH P. PEUSE

DEBRA S. SEVERSON

Saturn & Mazer, Attorneys
Row 1
Box 7

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

RECEIVED OF _____

FOR _____

BOOK 7198 PAGE 73

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

750 . 8- PAYT.
SALE [illegible] STAX
.50 RECD
6.50 MTG TAX 216.50-
20020404-0040787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13284

IDENTIFICATION REFERENCE

APR 9 12 16 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 67545