Prepared by: Blake Freeman, Atty., P. O. Box 1368, Madison, TN 37116

BOOK 7216 PAGE 279

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Garvin et ux	same mortgagee: none	63-7
(NAME)	(NAME)	
554 Neely Bend Rd		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison Tenn 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars,* cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged,

EVELYN JOYCE GRAY PEELER, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM GARVIN AND WIFE, CORNELIA GARVIN

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

A certain tract or parcel of land in the Eleventh, formerly the Nineteenth, Civil District of Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, May 25, as follows:

BEGINNING at a point in the westerly margin of Neely's Bend Road at the southeast corner of the property conveyed to Erby S. Peeler and wife, Joyce Gray Peeler by deed from Clara Ethel Huffines, Joyce Huffines Smith and Opal Huffines Allen, of record in Book 2651, Page 355, Register's Office for said County; thence with the margin of said road south 19 degrees 30' east 48 feet to a point, the northeast corner of the property conveyed to Troy C. Pace, by deed from Ethel Huffines, a widow, of record in Book 2652, Page 291, said Register's Office; thence south 77 degrees 6' West 274 feet, more or less, to a point; thence north 14 degrees 29' west 48 feet, more or less to a point; thence north 75 degrees 42' east 280 feet, more or less to the point of beginning.

Being the same property conveyed to Evelyn Joyce Gray Peeler by Final Decree from Erby Shelton Peeler, Sr. as of record in Book 5809, Page 737, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,152.43

Subscribed and sworn to before me this the 28 *day of* April 19 87

My commission expires: 3-8-89 *(Affix Seal)*

Affiant William B Swann

Notary Public

This is improved (unimproved ( ) property, known as 1536 Neely's Bend Rd., Madison, TN (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except current year taxes, and any other matters of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

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 our hands this 28 *day of* April 19 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Evelyn Joyce Gray Peeler

EVELYN JOYCE GRAY PEELER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned *, a Notary Public in and for said County and State* Evelyn Joyce Gray Peeler

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

Witness my hand and official seal at Madison *Tennessee, this* 28 *day of* April *19* 87

Notary Public

Commission expires 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ *, 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* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____ *this* _____ *day of* _____ *, 19* ____

_____ *Notary Public*

Commission expires _____

19363

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

APR 28 8 25 AM '87

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

RUSH

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

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

(29:52:48 CAMT
01.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 88.26-
9602:04/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19363.

IDENTIFICATION REFERENCE

APR 28 8 25 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74408