ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Donald Peardon, et ux (NAME)	Owner (NAME)	094-02
1914 Long Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	169
Nashville, TN 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	23W-02515

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ----------($10.00)---------- DOLLARS

Cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, including the Grantee's promise to assume and pay the unpaid principal balance of Sixteen Thousand Five Hundred Dollars ($16,500.00), plus interest at the rate of 11.5% per annum evidenced by Deed of Trust Note, secured by Deed of Trust to Gary D. Copas, Substitute Trustee, Deed of Trust of record in Book 6611, page 983, Register's Office for Davidson County, Tennessee; and the escrow account, if any, is hereby assigned and transferred to said Grantees.

I, DORIS BOYCE,
have bargained and sold, and by these presents do transfer and convey unto the said Donald Peardon and wife, Katy Peardon

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly 165 feet of Lot No. 14 on the Plan of United Electric Railway's Addition to East Nashville, as of record in Book 161, Page 8, Register's Office for said County.
Said part of Lot No. 14 fronts 50 feet on the southerly side of Long Avenue and runs back between parallel lines, with the westerly margin of South 20th Street, 165 feet to a dead line.

Being the same property conveyed to Doris Boyce by Deed from E. L. Radabaugh and wife, Sue P. Radabaugh, of record in Book 6611, page 980, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Donald Sharp joines in this conveyance for the sole purpose of conveying any marital rights he may have.

unimproved ( )
This is improved (XX property, known as 1914 Long Avenue, (House Number) (Street)
Nashville, Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

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 our hands this 7th day of November, 19 87.

Donald Sharp
DONALD SHARP

Doris Boyce
DORIS BOYCE

BOOK 7406 PAGE 565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris Boyce and husband, Donald Sharp

the 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 Nashville, Tennessee, this 17 day of November, 19 87.

My commission expires March 11, 1991 Notary Public Carlogee E. Hutchison

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 28,900.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Donald Peardon

Sworn to and subscribed before me this 17 day of November, 19 87.

My commission expires 10-9-91 Notary Public J. Michael Jacobs

Mail This instrument was prepared by:

John Aaron Holt, Attorney, 311 White Bridge Road, Nashville, TN 37209
Name Address

WARRANTY DEED

FROM Doris Boyce and husband, Donald Sharp

TO DONALD PEARDON, et ux

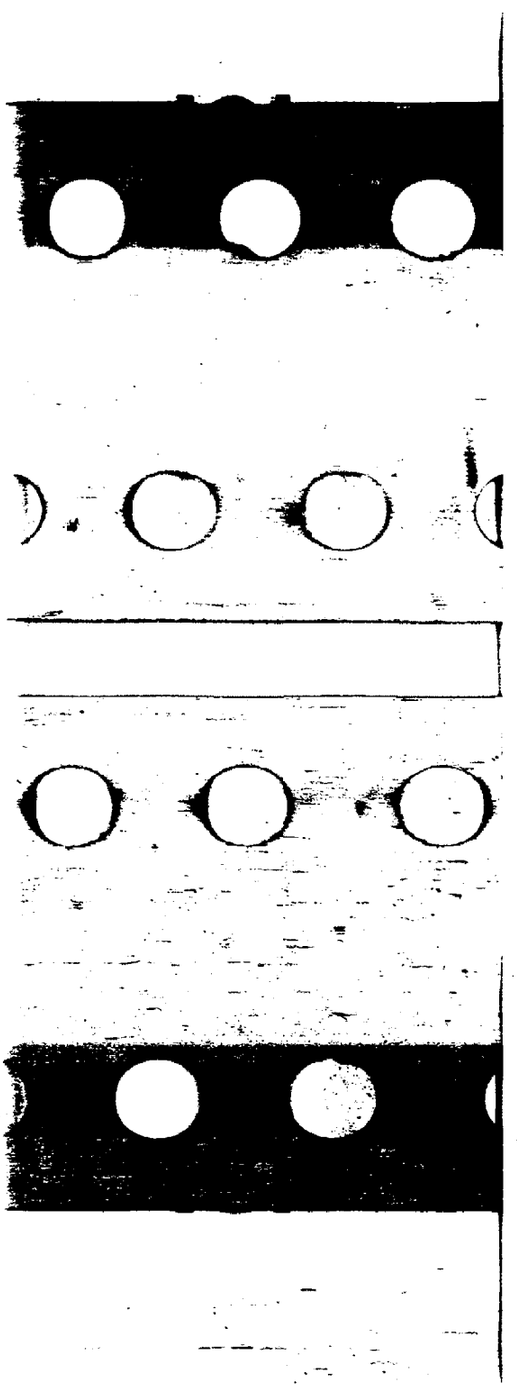
8:37 I.R.

IDENTIFICATION REFERENCE

NOV 18 3 17 PM '87

FELIX E. MCSHERRY REGISTER DAVIDSON COUNTY, TN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7406 PAGE 566

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

28900.00- CAMT.
80.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 87.42-
4007A11/16/87 B4L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:37:18

IDENTIFI REFERENCE

Nov 18 3 17 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37164