File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,291.78

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October 19 88

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Ralph D. Peeler, Jr. et ux	CityFed Mortgage Company	73-13
(NAME) 2413 Porter Road	(NAME) 30 Warder Street	#38
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRESS) Srpingfield, Ohio 45501	15DZ 57225
(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, Wendell D. Cook and his wife, Patricia A. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph D. Peeler, Jr. and his wife, Nathalie G. Peeler

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. 93 on the Plan of Henderson Gardens, Section 1, of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee.

SAID Lot No. 93 fronts 75 feet on the northerly margin of Porter Road and extends back 152.5 feet on the westerly line and 165.8 feet on the easterly line to a broken line in the rear measuring 76.8 feet thereon.

BEIG the same property conveyed to Wendell D. Cook and wife, Patricia A. Cook by deed from Judith L. Haggard, unmarried of record in Book 7295, Page 312, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on the Promissory Note secured by a deed of trust of record in Book 7295, Page 315, said Register's Office, payable according to the terms and conditions therein.

7180 10/14 0101 03CHECK 281.39

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

unimproved ( )
This is improved (X) property, known as 2413 Porter Road (House Number) (Street) Nashville, TN 37206 (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 ti, 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 our hand this 14th day of October, 1988

Wendell D. Cook

Wendell D. Cook

Patricia A. Cook

Patricia A. Cook

STATE OF TENNESSEE
~~Davidson~~ Davidson County

BOOK 7678 PAGE 221

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendell D. Cook and his wife, Patricia A. Cook

or proved to me upon the basis of satisfactory evidence

the bargainor S, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of October 1988.

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Wendell D. Cook

TO
Patricia A. Cook

Ralph D. Peeler, Jr.

Nathalie G. Peeler

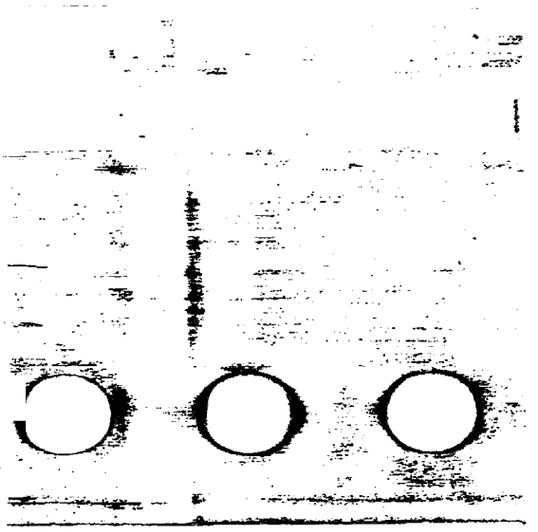
Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

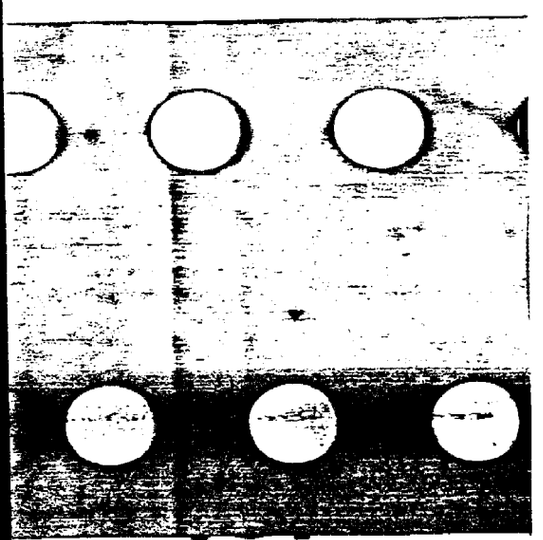
Oct 14 3 54 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.6 4 0 3





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7678 PAGE 222

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

CAMT	83291.78
CON TX	274.89
PRFEE	0.50
WDEED	6.00
TOTAL	281.39
CHECK	281.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/14/88 61-5459/0001 7180

76403

IDENTIFICATION REFERENCE

OCT 14 3 54 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143969