88936

IDENTIFICATION REFERENCE

Nov 29 11 24 AM '88

FILED & WILSON W. REGISTER DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $ 71,373.90

James D Peery
Affiant

Subscribed and sworn to before me this the 28th day of November, 1988.

Notary Public

My commission expires: 1-30-92

STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Larry D. Craig, Attorney at Law, 305 14th Avenue North, Nashville, Tennessee 37203

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James D. Peery, et ux	First Un. Mortg. Corp	Map 75.6
4262 Sweden Drive	Post Office Box 18109	Parcel 28.00
Hermitage, Tennessee 37076	Raleigh, NC 27619	4D-34831

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carl James Kennedy, Jr., an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James D. Peery and wife, Margaret A. Peery, 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. 269 on the Plan of Hermitage Estates, Section 2, as of record in Book 3700, Page 23, Register's Office for said County.

Said lot fronts 76 feet on the westerly side of Sweden Drive and runs back 152 feet on the northerly line and 134.70 feet on the southerly line, to a dead-line in the rear on which it measures 120.77 feet thereon.

BEING the same property conveyed to Carl James Kennedy, Jr., an unmarried person, by deed from Phillip A. Wright and wife, Linda G. Wright, of record in Book 7922, Page 676, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to a deed of trust against the aforedescribed property made by the Grantor dated July 16, 1987, in the amount of Sixty Seven Thousand Six Hundred Fifty ($67,650.00) Dollars, and recorded in Book 7299, Page 679, Register's Office for Davidson County, Tennessee. The Grantees agree to assume and pay the same as a part of the consideration of this conveyance. The Grantees also hereby assume the obligation of Carl James Kennedy, Jr., under the terms of the instruments creating the loan to indemnify the Veteran's Administration to the extent of any claim payment arising from the guarantee or insurance of the indebtedness above mentioned. The Grantees join in this instrument to acknowledge the foregoing.

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 they are lawfully seized and possessed of said land in fee simple, have a good right to convey it,

and the same is unencumbered* 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 hands this 28th day of November, 1988.

1739 11/29 0101 03CHECK 242.12

CARL JAMES KENNEDY, JR., an unmarried person

JAMES D. PEERY

MARGARET A. PEERY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

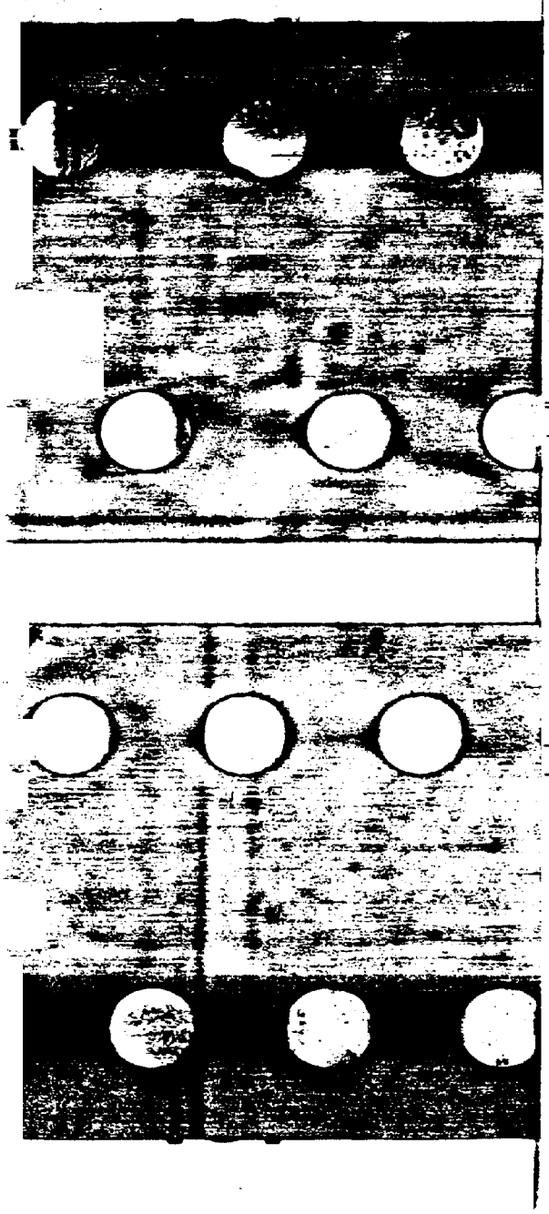
Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Carl James Kennedy, an unmarried person and James D. Peery and wife, Margaret A. Peery, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory 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 28th day of November, 1988.

NOTARY PUBLIC

My commission expires: 9-30-92

*except for that deed of trust set forth above



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

RECEIVED OF _____

FOR _____ BOOK 7713 PAGE 554

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

CAMT 71373.90
CON TX 235.62
PRFEE 0.50
WDEED 6.00
TOTAL 242.12
CHECK 242.12

11/29/88 01 11:25 0001 1739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88936

IDENTIFICATION REFERENCE

Nov 29 11 24 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 158252