1

Bay 53

FORM No. WD-1

BOOK 7736 PAGE 845

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Gary A. Peay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 88

Notary Public

MY COMMISSION EXPIRES: 3/8/87

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
GARY A. PEAY (NAME)	GOODWIN MORTGAGE CORPORATION (NAME)	MAP 72-2
1015 Iverson Avenue (STREET ADDRESS OR ROUTE NUMBER)	48 SOUTH PRESCOTT (STREET ADDRESS)	PAR. 21
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	MEMPHIS, TN 38111 (CITY) (STATE) (ZIP)	15DA06720

FOR AND 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, CHERYL A. COTTEN, now being CHERYL A. DeROSA and husband, JOSEPH A. DeROSA, by and through EDNA SCOTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY A. PEAY and wife, SANDRA E. PEAY

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. 87 on the Map of Maynor Place, as of record in Book 843, page 24, Register's Office for Davidson County Tennessee

Said Lot No. 87 fronts 60 feet on the northerly side of Iverson Avenue and runs back 145 feet on the easterly line and 138.40 feet on the westerly line to a dead line measuring 60.25 feet thereon.

Being the same property conveyed to Cheryl A. Cotten and Joseph A. DeRosa by deed of record in Book 6635 page 91, Register's Office for Davidson County, Tennessee; the said Cheryl A. Cotten and Joseph A. DeRosa having since married, the property vests in Cheryl A DeRosa and husband, Joseph A. DeRosa.

Edna Scott executes this instrument as Attorney In Fact for Cheryl A. DeRosa and husband, Joseph A. DeRosa, pursuant to Special Power of Attorney recorded simutaneously herewith.

96803

FEE $ NOTE $ REFERENCE

Dec 28 9 29 AM '88

FILED & WITNESSED REGISTER DAVIDSON COUNTY, TN

1416 12/28 0101 03CHECK 183.05

unimproved ( ) This is improved (XX) property, known as 1015 Iverson Avenue Nashville TN 37216
(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 heir 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 covey 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. 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 s this 23rd day of December, 19 88

Joseph A. DeRosa
JOSEPH A. DeROSA
By: Edna Scott
EDNA SCOTT, Attorney In Fact

Cheryl A. DeRosa
CHERYL A. DeROSA
By: Edna Scott
EDNA SCOTT, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

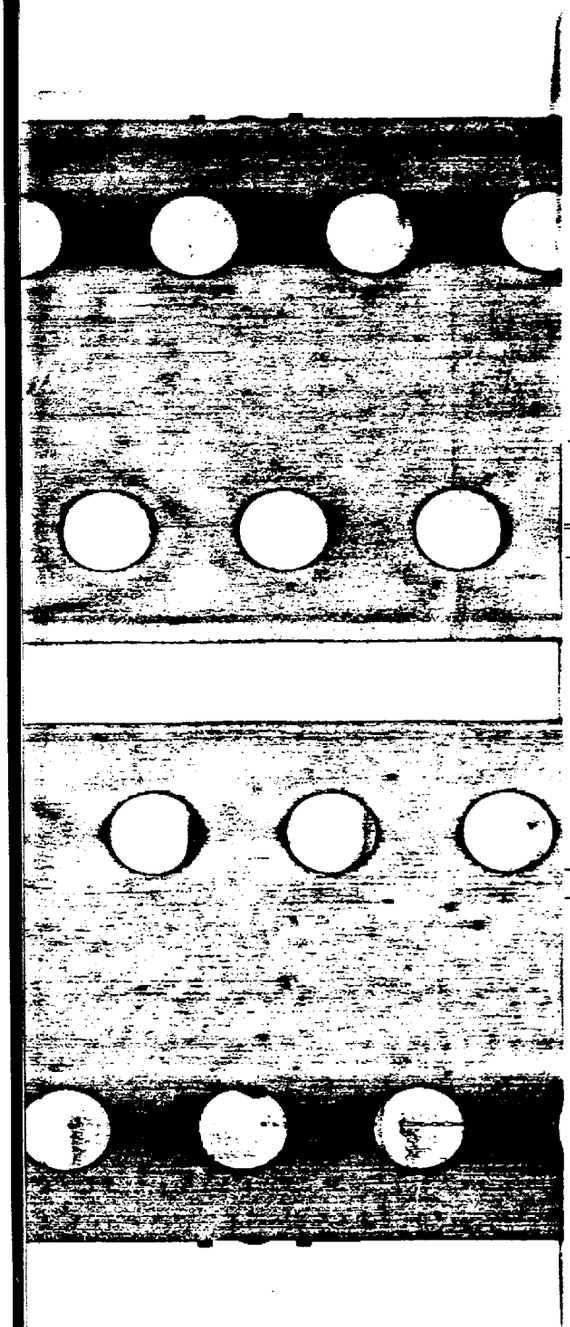
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named EDNA SCOTT, to me known to be the person who executed the foregoing instrument on behalf of CHERYL A. DeROSA AND HUSBAND, JOSEPH A. DeROSA, and acknowledged that she executed the same as the free act and deed of the said CHERYL A. DeROSA AND HUSBAND, JOSEPH A. DeROSA, for the purposes therein contained.

WITNESS My hand and official seal this the 23rd day of December, 1988.

My commission expires: 3/8/89

Carolyn C. Craig
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 7736 PAGE 847

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 53500.00
CON TX 176.55
PRFEE 0.50
WDEED 6.00
TOTAL 183.05
CHECK 183.05

12/28/88 01 09:30 0001 1416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96803

IDENTIFICATION REFERENCE

Dec 28 9 29 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 167543