BOOK 7738 PAGE 203

STATE OF TENNESSEE
COUNTY OF Davidson FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,300.00

David E. Peach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 88

Notary Public

MY COMMISSION EXPIRES: 9-23-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Peach (NAME)	National Mortgage Company (NAME)	MAP 86-16
4301 Valley Grove Drive (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 65
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	4D-13030

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, Guaranty Federal Savings & Loan Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Peach and wife, Regina F. Peach

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. 97, Section 6, on the plan of Valley Grove, of record in Book 5200, page 583, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Guaranty Federal Savings & Loan Association by Substitute Trustee's deed from Real Security, Inc., Substitute Trustee, of record in Book 6981, page 199, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 6112, Page 281, Register's Office for said County.

97235.

IDENTIFICATION REFERENCE

Dec 29 8 19 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

1928 12/29 0101 03CHECK 192.29

unimproved ( )
This is improved (X) property, known as 4301 Valley Grove Drive, Hermitage, TN 37076
(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 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. 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 my hand this 30th day of November, 19 88

Guaranty Federal Savings & Loan Association
By: R. L. Foushee
R. L. Foushee, Exec. V.P./Secretary
by Judy Bergal
Atty in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of November 1988, before me personally appeared Judy Bernal , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, and who acknowledged that he executed the same as the free act and deed of the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, by virture of that Power of Attorney, duly executed by the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan and appearing of record in Book 7738, page 201, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this day of . 1988.

My Commission Expires: 5-8-91

Notary Public

WARRANTY DEED

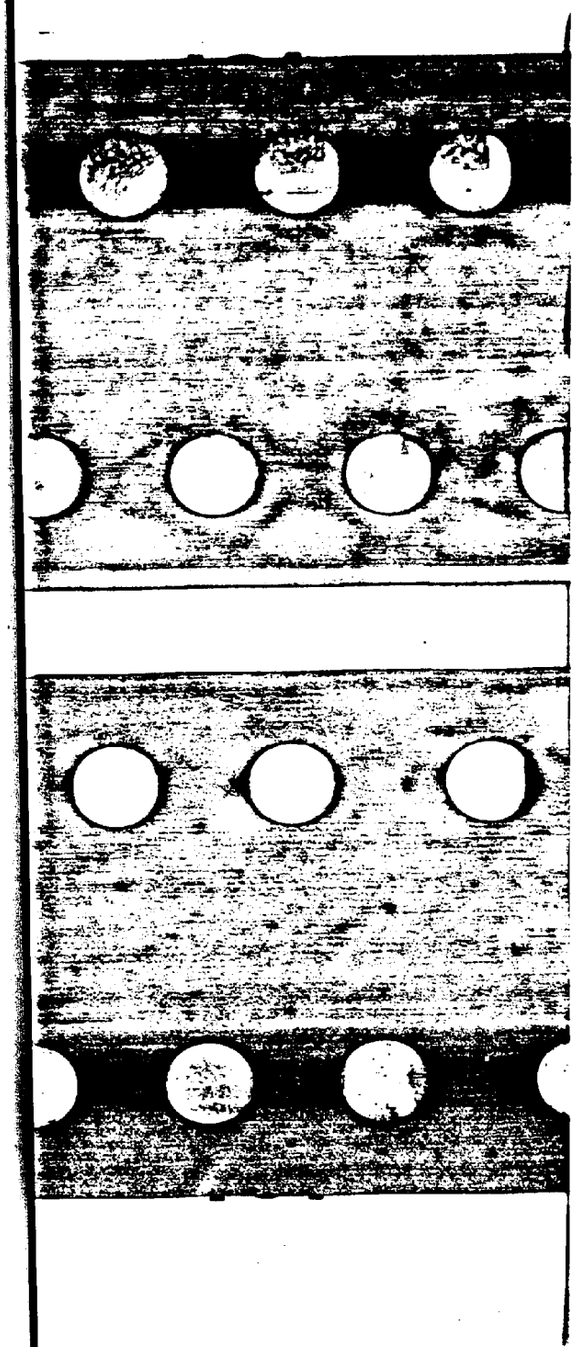
FROM
Guaranty Federal Savings & Loan

TO
David E. Peach and wife, Regina F. Peach

RETURN TO:

CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW



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

RECEIVED OF _____

FOR _____

BOOK 7738 PAGE 205

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 56300.00
CON TX 185.79
PRFEE 0.50
WDEED 6.00
TOTAL 192.29
CHECK 192.29

12/29/88 01 08:21 0001 1928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97235

IDENTIFICATION REFERENCE

Dec 29 8 19 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168051