Box 58/R.O.D.C.

BOOK 7754 PAGE 158

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Caron Petersen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 19 89

Thomas W. Lawless
Notary Public Thomas W. Lawless

MY COMMISSION EXPIRES: January 21, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P. C. First American Center, 23rd Floor Nashville, TN 37238-0057

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Caron Petersen	NEW OWNER	MAP 118-01
(NAME)	(NAME)	
1107 Paris Avenue		PARCEL 170
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Peggy Scruggs and husband, Vernice Brown Scruggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Caron Petersen and Robert J. Deal, both single persons with rights of survivorship

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 the westerly 46 - 1/2 feet of Lot No. 75 on the Plan of Dr. L. G. Noel's 2nd Subdivision of Idlewild, as of record in Book 332, page 77, Register's Office for said County.

SAID part of said Lot fronts 46 - 1/2 feet on the southerly side of Paris, formerly Pope Avenue, and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Peggy Scruggs and husband, Vernice Brown Scruggs by Quitclaim Deed of record in Book 6111, page 940, Register's Office for Davidson County, Tennessee.

7300 01/18 0101 03CHECK 102.20

02364

IDENTIFICATION REFERENCE

Jan 18 3 37 PM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1107 Paris Avenue, Nashville, TN 37210
(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 our hand s this 16th day of January, 19 89

Peggy Scruggs

Vernice Brown Scruggs

BOOK 7754 PAGE 159

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Peggy Scruggs and husband, Vernice Brown Scruggs

with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 19 89

Commission expires January 21, 1990

Thomas W. Lawless Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

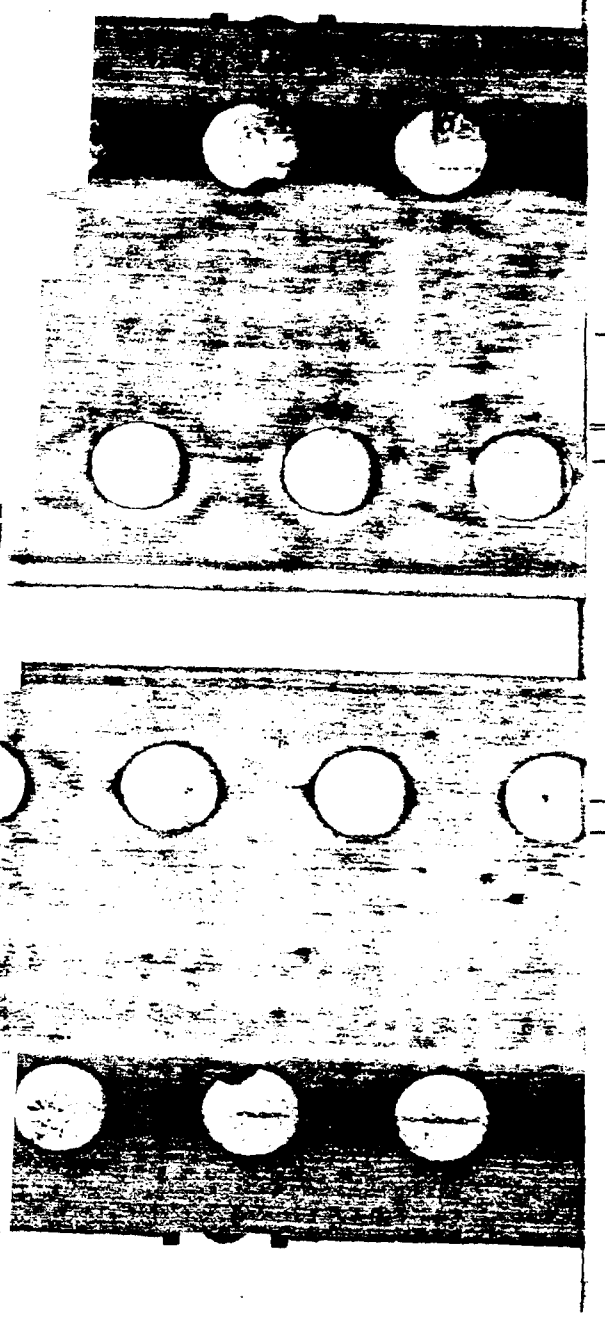
Peggy Scruggs and [illegible], Vernice Scruggs

TO

Caron Petersen and Robert J. Deal

Prepared by:

COMBOS & LAWLESS
A PROFESSIONAL LAW CORPORATION
TWENTY-THIRD FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-0057



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

RECEIVED OF _____

FOR _____

BOOK 7754 PAGE 160

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 29000.00
CON TX 95.70
PRFEE 0.50
MDEED 6.00
TOTAL 102.20
CHECK 102.20
01/18/89 01 15:38 0001 7300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02364

IDENTIFI REFERENCE

Jan 18 3 37 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173944