BOOK 7769 PAGE 908

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 08 day of February 19 89

Affiant

My commission expires: 3/4/91 (Affix Seal)

Notary Public

My Commission Expires March 10, 1991

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 9B12939
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Joseph A. Piercey	Troy & Nichols, Inc.
2655 Smith Springs Road (STREET ADDRESS)	P. O. Box 4025 (STREET ADDRESS)
Nashville, TN 37217 (CITY STATE ZIP)	Monroe, LA 71211-4025 (CITY STATE ZIP)
MAP & PARCEL NO 136-49	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Sandra Kay Peppers, a single woman

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Joseph A. Piercey and wife, Constance L. Piercey

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in the 2nd, formerly 5th Civil District of said County and State, being part of Lot No. 3 on the Plan of the Division of the Estate of John C. Estes, deceased, of record in Minute Book J, page 170, County Court for said County, described according to a survey made by Campbell Surveying Co., dated February 7, 1989, as follows:

Beginning in the center of the new part of Smith Springs Road at a point 160 feet east of the northeast corner of the property conveyed to Buren Mack Bruce and wife by Deed from L. T. Stevens and wife, of record in Book 2856, page 347, said Register's Office, said point being the northwest corner of the property herein conveyed; thence with the center of said road eastwardly 299.5 feet to a point; thence South 2 degrees 45 minutes West 73 feet to a point; thence North 87 degrees West 305.6 feet to a point which is 170 feet east of the southeast corner of said Bruce property; thence North 7 degrees 15 minutes east 122.4 feet to the point

Being all of the property conveyed to Sandra Kay Peppers, a single woman by Deed of record in Book 6202 page 840, Register's office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

08021

IDENTIFICATION

FEB 9 2 00 PM '89

6066 02/09 0101 03CHECK 155.00

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2655 Smith Springs Road, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 08 day of February 19 89

Sandra Kay Peppers

Sandra Kay Peppers

State of Tennessee
County of Williamson

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On this 08 day of February, 19 89, before me personally appeared Sandra Kay Peppers to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:
3-10, 19 91

VICKY KAVANAUGH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires March 10, 1991

State of Tennessee
County of

On this 08 day of February, 19 89 before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

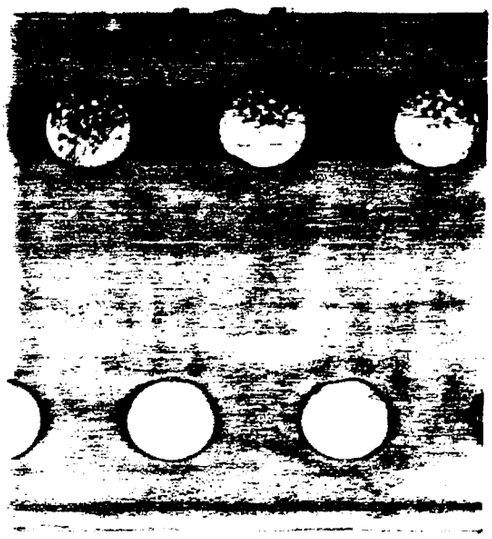
Witness my hand and official seal.
My Commission expires:
, 19

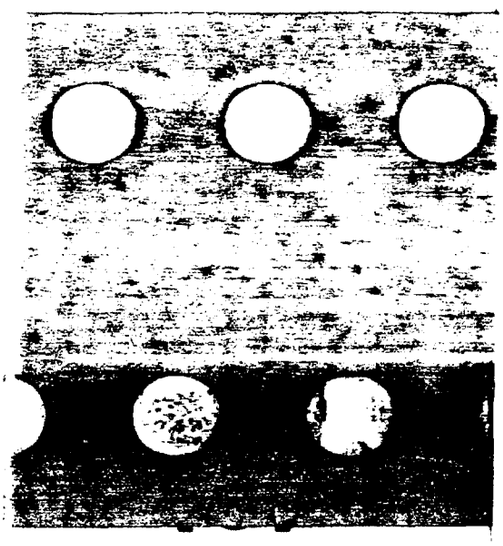
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 45000.00
				CON TX 148.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 155.00
				CHECK 155.00
02/09/89		01		14:04 0001 6066

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08021

IDENTIFICATION REFERENCE

FEB 9 2 00 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 180551