WARRANTY DEED

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[THIS INSTRUMENT WAS PREPARED WITHOUT SEARCH BY:		
[Robert B. Young, Attorney 4800 Charlotte Avenue, Nashville, TN 37209]		
[NAME ADDRESS		]
[ADDRESS NEW OWNER(S) AS FOLLOWS:]	SEND TAX BILLS TO:]	MAP-PARCEL NUMBERS]
[ ]	]	211]
[Gladys V. Sampedro]	SAME]	Map/Parc. 83-13-~~221~~]
[(NAME)]	(NAME)]	]
[310 Greenwich Street, #33-F]	]	]
[(ADDRESS)]	(ADDRESS)]	]
[New York, New York 10013]	]	]
[(CITY) (STATE) (P.O.ZIP)]	(CITY)(STATE)(ZIP)]	]

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY-SIX THOUSAND TWO HUNDRED NINETY-FOUR AND 45/100 ($36,924.45) OF WHICH TWO THOUSAND FIVE HUNDRED DOLLARS ($2,500.00) HAS BEEN PAID IN CASH BY BUYER TO SELLER, RECEIPT AND SUFFICIENCY WHICH SELLERS HEREBY ACKNOWLEDGES AND FOR THE BALANCE OF $33,794.45 Buyer hereby assumes and agreed to pay the balance of an Installment Deed Note according to the terms and conditions recorded therein, executed by Harrison Peyton to Joe Frank Gillespie and wife, Nancy I. Gillespie, dated May 27, 1987 and secured by an Installment Deed of record in Book 7248 Page 531, R.O.D.C. Tennessee.

Property sold in "AS IS" condition without any warranty, express or implied.

I, Harrison Peyton, Have bargained and sold, and be these presents do transfer and convey unto the said Gladys V. Sampedro, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Map of East Edgefield Plan of Lots as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 186 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Harrison Peyton by Installment Deed from Joe Frank Gillespie and wife, Nancy I. Gillespie of record in Book 7248 Page 531 R.O.D.C. Tennessee.

Kathy Peyton, wife of Harrison Peyton, Grantor, joins in this conveyance for the express purpose of conveying any and all right, title or interest she has in and to the above described property by virtue of her marriage to Harrison Peyton, Grantor.

Gladys V. Sampedro joins in this instrument for the express purpose of acknowledging her assumption of the balance of the indebtedness hereinafter set forth, her agreement to pay same according to its terms and conditions and her agreement to hold the Grantor harmless therefore.

Improved Property	1203 Shelby Avenue	Nashville	TN	37206
(House Number)	(Street)	(City)	(State)	(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 Gladys V. Sampedro, her heirs and assigns, forever; and I do covenant with the said Gladys V. Sampedro that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set forth herein; and I, Harrison Peyton, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Gladys V. Sampedro, her 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.

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Witness our hands this 16 day of March, 1989. 20483

Harrison Peyton
HARRISON PEYTON

Gladys V. Sampedro
GLADYS V. SAMPEDRO

IDENTIFICATION REFERENCE

Kathy Peyton
KATHY PEYTON

MAR 30 10 47 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is: $36,294.45
[Subscribed and sworn to before me, this the 16 day of March, 1989.
[
[Harrison Peyton
[Affiant
[My commission expires: January 9, 1991
[(Affix Seal)
[Robert B. Young
[NOTARY PUBLIC
[

RUSH

ROBERT B. YOUNG NOTARY PUBLIC DAVIDSON COUNTY TENN

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 Harrison Peyton and wife, Kathy Peyton, 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 16 day of March, 1989

Robert B. Young
NOTARY PUBLIC

My commission expires: January 9, 1991

ROBERT B. YOUNG NOTARY PUBLIC DAVIDSON COUNTY TENN

STATE OF NEW YORK)
)
COUNTY OF N.Y.)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gladys V. Sampedro, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at N.Y. N.Y., New York, this 21 day of March, 1989.

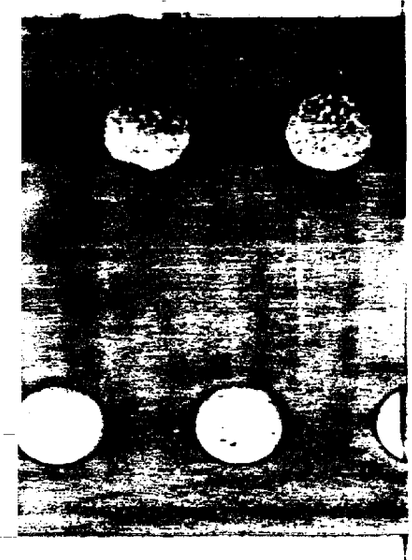
Joseph Sottile
NOTARY PUBLIC

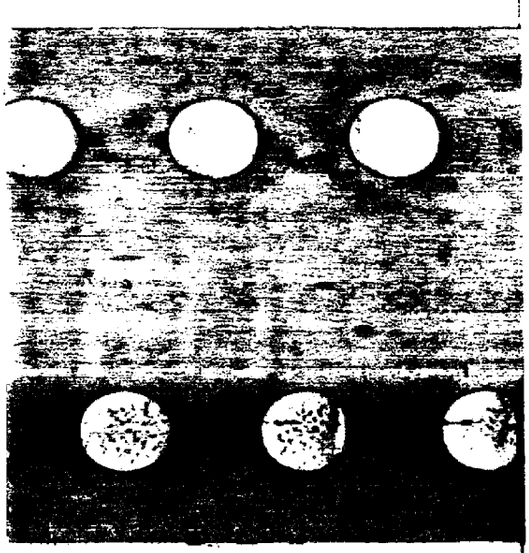
JOSEPH SOTTILE NOTARY PUBLIC

My commission expires:

JOSEPH SOTTILE
Notary Public, State of New York
No. 31-9111850
Qualified in New York County
Commission Expires

0470 03/30 0101 03CHECK 126.29





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 36294.45
CON TX 119.79
PRFEE 0.50
WDEED 6.00
TOTAL 126.29
CHECK 126.29

03/30/89 01 10:48 0001 0472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20483.

IDENTIFICATION REFERENCE

Mar 30 10 47 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 194943