BOOK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,574.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 1989

Notary Public

MY COMMISSION EXPIRES 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Ross L. Peebles et al (NAME)	Same/Virginia L. Simms et al (NAME)	17W 03870
P. O. Box 150267 (STREET ADDRESS OR ROUTE NUMBER)	927 Russell Street (STREET ADDRESS)	082-16-0-229.00
Nashville, TN 37215 (CITY) (STATE) (P O ZIP)	Nashville, TN 37206 (CITY) (STATE) (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, Robert H. Melton and wife, Genelle S. Melton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ross L. Peebles and Douglas U. Kirk d/b/a Perk Investments, a Partnership

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. 7 on the plan of Williams First Addition to Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the southerly margin of Fatherland Street and extends back between parallel lines 210 feet to an alley.

Being the same property conveyed to Robert H. Melton by deed from E. Mark Turner of record in Book 7279, page 341, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Wrap-Around Vendor's Lien of record in Book 7165, page 482, said Register's Office.

21024

IDENTIFICATION REFERENCE

MAR 31 3 43 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is (X) improved ( ) unimproved property, known as 612 Fatherland Street (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37206 (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 24th day of March, 19 89

Robert H. Melton

Genelle S. Melton

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 7806 PAGE 131

State of Tenneesee

County of _____

Personally appeared before me, the undersigned, a Notary Public of said county, Robert H. Melton and wife, Genelle S. Melton

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 24th day of March, 1989.

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Robert H. Melton and wife,

Genelle S. Melton

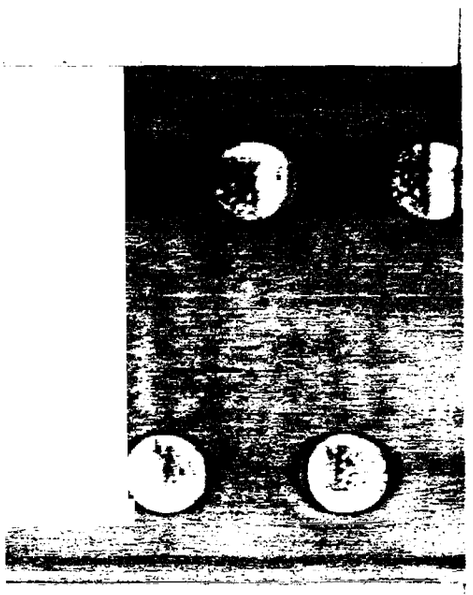
TO

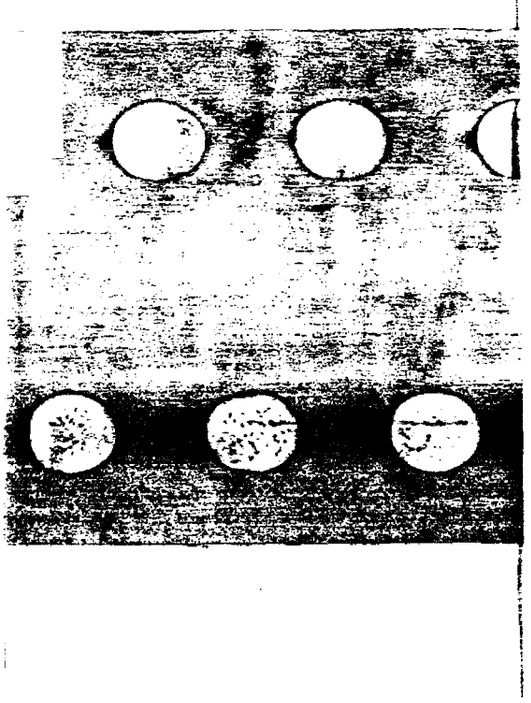
Ross L. Peebles and Douglas U. Kirk

d/b/a Perk Investments, a Partnership

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

1141 03/31 0101 03CHECK 133-88





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

RECEIVED OF _____

FOR _____

BOOK 7806 PAGE 132

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 38574.99
CON TX 127.38
PRFEE 0.50
RCRD 6.00
TOTAL 133.88
CHECK 133.88

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/31/89 01 15:44 0001 1161

21024

IDENTIFICATION

MAR 31 3 43 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195625