BOOK 153 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,727.73

R L Peebles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 19 89

Patricia Spicer Carden
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/Leland D. Watts et ux (NAME)	27W 20430
P. O. Box 150267 (STREET ADDRESS OR ROUTE NUMBER)	6744 Quiet Lane (STREET ADDRESS)	083-01-0-174.00
Nashville, TN 37215 (CITY) (STATE) (P O ZIP)	Brentwood, TN 37027 (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 the easterly one-half of Lot No. 24 on the W. H. Hyronemus Addition to Nashville, Tennessee, of record in Book 161, page 174, Register's Office for said County.

Said part of Lot No. 24 fronts 50 feet on the northerly side of Granada Avenue, formerly Bailey Avenue, and runs back between parallel lines to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Robert H. Melton by deed from Leland D. Watts and wife, Winifred A. Watts of record in Book 7614, page 532, 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 Deed of Trust of record in Book 7614, page 535, said Register's Office.

21032

SEE ENTIRE DEFERENCE

MAR 31 3 52 PM '89

FILED & RECORDED
WILSON ET REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 1013 Granada Avenue (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 154

State of Tenneesee

County of Williamson

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, 19 89.

NOTARY PUBLIC

My commission expires: 3-13-91

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

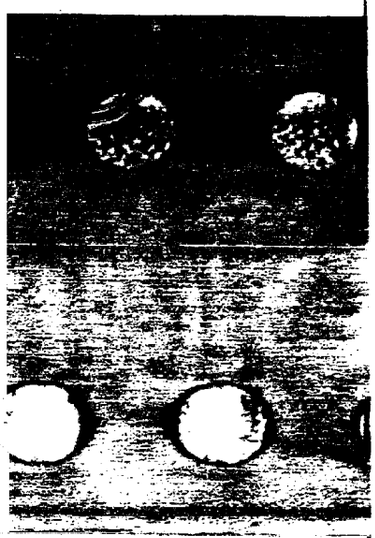
TO

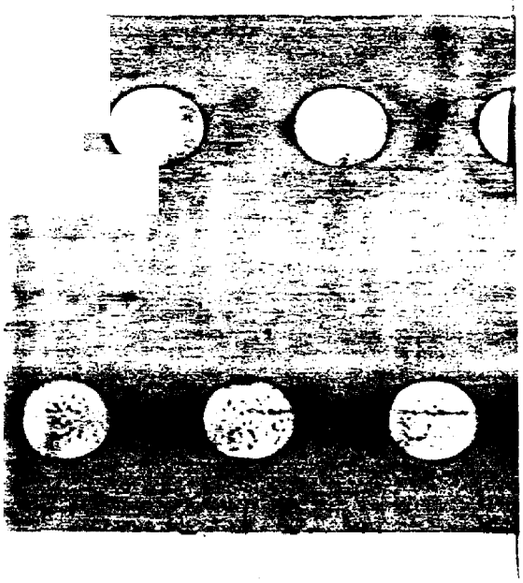
Ross L. Peebles and Douglas U. Kirk

d/b/a Perk Investments, a Partnership

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

1169 03/31 0101 03CHECK 101.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 7806 PAGE 155

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	28727.73
CON TX	94.71
PRFEE	0.50
WDEED	6.00
TOTAL	101.21
CHECK	101.21

03/31/89 01 15:53 0001 1169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21032

IDENTIFICATION REFERENCE

MAR 31 3 52 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195633