WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,674.34

Affiant

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

Notary Public

MY COMMISSION EXPIRES 2-13-91

(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/Dwayne W. Bailey et ux (NAME) | 20W 02595 |
| P. O. Box 150267 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 082-03-0-401.00 |
| Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP) | (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, Harold Margolis and Donald E. Lepley, a Partnership d/b/a Petra Properties

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. 5 on the plan of J. M. Eatherly's Addition, of record in Book 57, page 138, Register's Office for said County.

Said Lot No. 5 fronts 60 feet on the southerly margin of Vaughn Street and extends back between parallel lines 173 feet to an alley.

Being the same property conveyed to Harold Margolis and Donald E. Lepley, a Partnership d/b/a Petra Properties by deed from Dwayne W. Bailey and wife, Edith A. Bailey of record in Book 7033, page 656, Register's Office for Davidson County, Tennessee.

Robert H. Melton and wife, Genelle S. Melton join in this conveyance for the purpose of conveying any interest they have in the subject property by reason of an unrecorded Warranty Deed.

This conveyance is 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 Vendor's Lien of record in Book 7033, page 656, said Register's Office.

21033

IDENTIFICATION REFERENCE

MAR 31 3 52 PM '89

FILED & RECORDED
WILSON CO. TN

This is improved (XX) unimproved ( ) property, known as 332 Vaughn Street (House Number) (Street) Nashville, TN 37207 (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 this 24th day of March, 1989

Petra Properties
BY: Harold Margolis
Harold Margolis, Partner

Petra Properties
BY: Donald E. Lepley
Donald E. Lepley

Robert H. Melton

Genelle S. Melton

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 7806 PAGE 157

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, 1989

NOTARY PUBLIC

My commission expires: 7-13-91

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:

84.71

# WARRANTY DEED

FROM

Harold Margolis and Donald E. Lepley, a Partnership d/b/a Petra Properties

TO

Ross L. Peebles and Douglas U. Kirk d/b/a Perk Investments, a Partnership

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

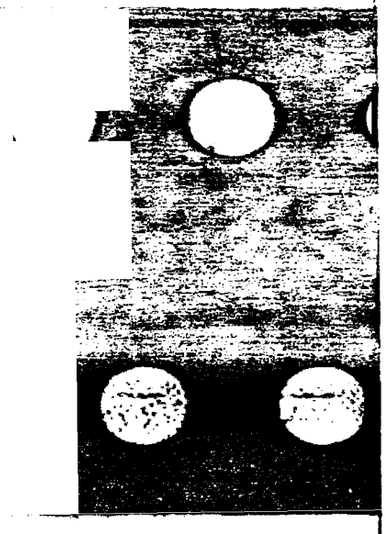
Before me, the undersigned, of the State and County aforesaid, personally appeared Harold Margolis and Donald E. Lepley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Partners of Petra Properties, the within named bargainor, a partnership,, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as Partners.

Witness my hand and seal, at office, this 24 day of March, 1989.

My commission expires:
9-9-89

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 7806 PAGE 158

| | | |
|---|---|---|
| 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 | 23674.34 |
| CON TX | 78.21 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 84.71 |
| CHECK | 84.71 |

03/31/89 01 15:53 0001 1170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21033

IDENTIFICATION REFERENCE

MAR 31 3 52 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195634