BOOK 7874 PAGE [illegible]9

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Peggy Sue Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 89

Notary Public

MY COMMISSION EXPIRES December 29, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
PEGGY SUE COOK, UNMARRIED	MAINSTREET MORTGAGE COMPANY, INC.	11D6420 50-4-1
(NAME)	(NAME)	
1060 NEW DUE WEST AVENUE	181 GALLATIN ROAD, SUITE 3	11D07258 51-1.01
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON , TN 37115	HENDERSONVILLE, TN 37075	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, WILLIAM A. BURKEPILE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY SUE COOK, UNMARRIED

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:

SEE EXHIBIT A "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

BEATRICE BURKEPILE, SPOUSE OF WILLIAM A. BURKEPILE, JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF HER RIGHT TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO PEGGY SUE COOK, UNMARRIED.

44343

[illegible] REGISTER'S OFFICE
Jun 27 9 46 AM '89
[illegible]

8914 06/27 0101 03CHECK 306.50

This is improved X unimproved property, known as 1060 NEW DUE WEST AVENUE , MADISON , TN , 37115
(House Number) (Street) (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 my hand this 23rd day of June , 19 89

WILLIAM A. BURKEPILE: William A. Burkepile

BEATRICE BURKEPILE : Beatrice Burkepile

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me, WILLIAM A. BURKEPILE AND WIFE BEATRICE BURKEPILE

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 1989

Commission expires December 29, 1990

W. K. GEORGAS, JR.
Notary Public

STATE OF TENNESSEE
County of
Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

WARRANTY DEED

FROM
WILLIAM A. BURKEPILE

TO
PEGGY SUE COOK, unmarried

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1: A TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, LYING IMMEDIATELY NORTH OF LOTS NOS. 2 TO 8, INCLUSIVE ON THE PLAN OF DUE WEST VALLEY ACRES, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE APRIL 5, 1952, BY SOLON E. DAVIS, ENGINEER, AS FOLLOWS:

BEGINNING AT A SPIKE IN THE ROOT OF A 12-INCH CEDAR AT THE MOST NORTHERLY CORNER OF LOT 8 ON THE MAP OF DUE WEST VALLEY ACRES, IN THE WEST LINE OF THE OWENS PROPERTY; THENCE ALONG THE NORTHERLY LINE OF LOTS 8 AND 7, SOUTH 73° 50' WEST 154.3 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT 6; THENCE WITH THE NORTHERLY LINE OF LOT 6, NORTH 78° 02' WEST 100 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT 5; THENCE WITH THE NORTHERLY LINE OF LOT 5, NORTH 74° 12' WEST 100 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT 4; THENCE WITH THE NORTHERLY LINE OF LOT 4, NORTH 67° 47' WEST 100 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT 3; THENCE WITH THE NORTHERLY LINE OF LOTS 3 AND 2, NORTH 83° 21' WEST 200.32 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT 2; THENCE NORTH 1° 54' EAST 35.9 FEET TO AN IRON PIN IN THE SOUTHERLY LINE OF THE GILBERT PROPERTY; THENCE WITH GILBERT'S SOUTHERLY LINE, SOUTH 89° 30' EAST 640.41 FEET TO AN IRON PIN IN OWENS' WESTERLY LINE; THENCE WITH OWENS' WESTERLY LINE, SOUTH 4° 32' WEST 98.05 FEET TO THE BEGINNING, CONTAINING 1.34 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. BURKEPILE AND WIFE, MARY E. BURKEPILE, BY DEED FROM M. M. CUNIFF AND WIFE, HATTIE B. CUNNIFF, OF RECORD IN BOOK 2904, PAGE 470, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARY E. BURKEPILE HAVING DIED IN OCTOBER, 1981, DAVIDSON COUNTY, TENNESSEE.

TRACT II: A TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY STEVE DRAPER, DRAPER SURVEYING SERVICE, AUGUST 21, 1964, AS FOLLOWS:

BEGINNING AT A 30-INCH RED OAK, SAID OAK BEING SOUTH 89° 30' EAST 1553 FEET FROM THE CENTER LINE OF DICKERSON PIKE; THENCE SOUTH 5° 50' WEST 98 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF A DRIVE OR ROADWAY; THENCE CONTINUING SOUTH 5° 50' WEST 42 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF THIS TRACT; AND THE NORTHERLY BOUNDARY OF DUE WEST VALLEY ESTATES (NOT OF RECORD); THENCE WITH SAID BOUNDARY NORTH 86° 50' EAST, PASSING AN IRON PIN, 225 FEET TO A POINT AT THE SOUTHEAST CORNER OF THIS TRACT; THENCE NORTH 5° 50' EAST, PASSING SAID DRIVE, OR ROADWAY, 529 FEET TO A POINT AT THE NORTHEAST CORNER OF THIS TRACT, MORTON'S LINE; THENCE WITH MORTON NORTH 85° 25' WEST 225 FEET TO A 16-INCH PIN OAK AT THE NORTHWEST CORNER OF THIS TRACT; AND THE LANDS OF GILBERT; THENCE WITH GILBERT SOUTH 5° 50' WEST 568 FEET TO THE BEGINNING, CONTAINING 2.83 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. BURKEPILE AND WIFE, MARY EVELYN BURKEPILE BY DEED FROM ALBERT OWEN AND WIFE, MATTIE L. OWEN BY DEED OF RECORD IN BOOK 3821, PAGE 573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARY EVELYN BURKEPILE BEING ONE IN THE SAME PERSON AS MARY E. BURKEPILE, HAVING DIED IN OCTOBER 1981, IN DAVIDSON COUNTY, TENNESSEE.

William A. Burkepile

Beatrice Burkepile



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7874 PAGE 232

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 90000.00
				CON TX 297.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 306.50
				CHECK 306.50

06/27/89 01 09:48 0001 8914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44343

IDENTIFICATION REFERENCE

JUN 27 9 46 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 223201