File 27

BOOK 7896 PAGE 249

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 89

Notary Public

MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

LINDA S. HARRIS, ATTORNEY, ONE BURTON HILLS BLVD., SUITE 220, NASHVILLE, TN. 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David A. Peterson | SAME | 083-06 |
| (NAME) | (NAME) | |
| 1907 Eastland Avenue | | 275 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | 27W-14940 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 K. Lawson and wife, Stella Lawson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Peterson and wife, Jean K. Peterson

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:

BEING No. 2-A, Beaumont Place, being the Bransford Realty Company's Resubdivision of Sharpe and Horn's Subdivision of south 1/2 of Lot No. 1 in Brownsville, a plan of which re-subdivision is of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 2-A fronts 73 feet on the northerly side of Eastland Avenue formerly Vaughn Pike and extends back northwardly, with the westerly margin of an alley, and between parallel lines, 168 feet to an alley in the rear.

Being the same property conveyed to Harold K. Lawson and wife, Stella Lawson by deed from B.W. Whitelaw and wife, Martha C. Whitelaw of record in Book 6500, page 392, Register's Office for Davidson County, Tennessee.

It is hereby noted that the mailing address of the property herein is 1907 Eastland Avenue but due to improvements thereon, this property also includes the address of 1907 1/2 Eastland Av.

5178.6

IDENTIFICATION REFERENCE

Jul 24 4 17 PM '89

DAVIDSON COUNTY, TN

8355 07/24 0101 03CHECK 257.80

This is improved (XX) unimproved ( ) property, known as 1907 Eastland Avenue, Nashville, TN 37206
(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 Our hand S this 21st day of July, 1989

Harold K. Lawson — Stella Lawson

Harold K. Lawson — Stella Lawson

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold K. Lawson and wife, Stella Lawson

the 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 purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 19 89.

Commission expires September 26, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

**WARRANTY DEED**

**FROM**

Harold K. Lawson and wife,

Stella Lawson

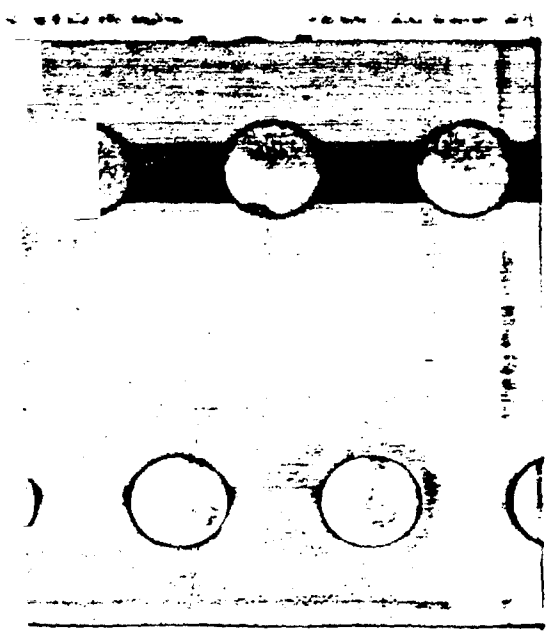
**TO**

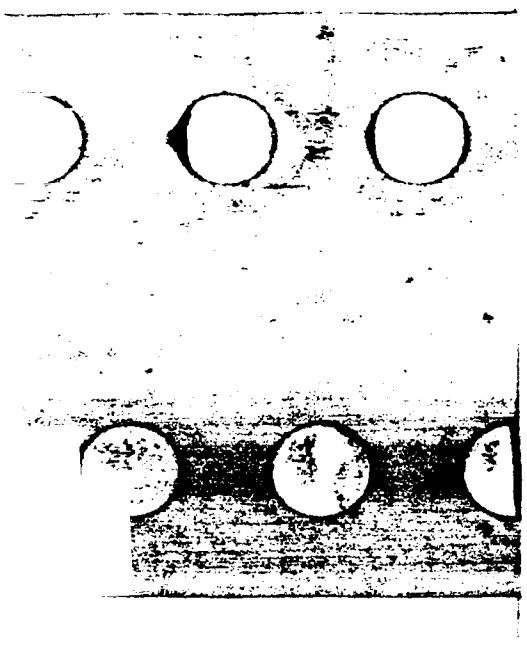
David A. Peterson and wife,

Jean K. Peterson

**RETURN TO:**

LINDA S. HARRIS, ATTORNEY
ONE BURTON HILLS BLVD.
SUITE 220
NASHVILLE, TN. 37215





**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 76000.00
CON TX 250.80
PRFEE 1.00
WDEED 6.00
TOTAL 257.80
CHECK 257.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/24/89 01 16:18 0001 8355

5178.

IDENTIFICATION REFERENCE

JUL 24 4 17 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 231986