6 1 1 9 5.

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail. 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

9779 08/28 0101 03CHECK 868.00

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:

JAMES LEE PEACH, SR., ET UX
205 ASHAWN BLVD.
OLD HICKORY, TN 37138

MAP/PARCEL NUMBER:

MAP 054-1
PARCEL 144.00

AUG 28 9 49 AM '89

FELIX Z. WILCOXTI REGISTER
DAVIDSON COUNTY, TN

SEND TAX BILLS TO:

FIRST UNION MORTGAGE CORP.
4300 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27609

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS 260,000.00.

AFFIANT

Subscribed and sworn to me, this the 22ND day of AUGUST, 1989.

Notary Public
My commission expires: 5-11-93.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, PHILLIP CAREY ET UX, ARNET M. CAREY, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES LEE PEACH, SR., ET UX, VENETIA K. PEACH, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 205 ASHAWN BLVD., OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE

covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 22ND day of AUGUST, 1989.

PHILLIP CAREY

ARNET M. CAREY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP CAREY ET UX, ARNET M. CAREY, the within named bargainors, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22ND day of AUGUST, 1989.

notary public

My commission expires: 5-11-92

EXHIBIT 'A'

BEING Lot No. 35 on the Plan of Brandywine Place, of record in Plat Book 6250 at page 327 and 328, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Phillip Carey et ux, Arnet M. Carey, by Warranty Deed from Throneberry I.V. 35, a Tennessee Joint Venture, of record in Book 7213, page 665, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

2. Plat of record in Book 6250, page 327 and 328, Register's Office for Davidson County, Tennessee, which include a 30-foot minimum setback line from Ashawn Blvd. and a 10-foot public utility and drainage easement along the front and rear of the lot and a 5-foot public utility and drainage easement along the south side of the lot.

3. Declaration of Covenants, Conditions and Restrictions of Brandywine Place Subdivision, of record in Book 6488, page 764, Register's Office for Davidson County, Tennessee.

4. Charter of Brandywine Place Homeowner's Association, Inc., of record in Book 6482, page 873, Register's Office for Davidson County, Tennessee.



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

**BOOK 7924 PAGE 94**

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MAMT 260000.00
MOR TX 858.00
PRFEE 1.00
TDEED 9.00
CASH: CO
TDEED 9.00-
VOID
MAMT 260000.00-
CAMT 260000.00
VOID
MOR TX 858.00-
CON TX 858.00
WDEED 9.00
TOTAL 868.00
CHECK 868.00

08/28/89 01 09:52 0001 9779

No. 242993

6.1.1:9.5.

IDENTIFICATION REFERENCE

AUG 28 9 50 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN