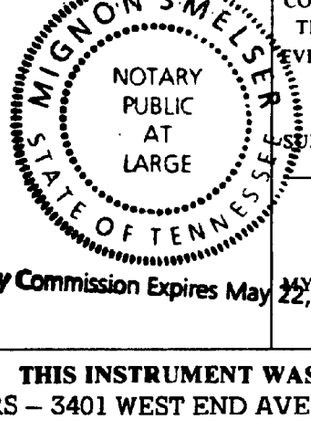
BOOK 7978 PAGE 7 FILED BOX 40

FORM No. WD-1



My Commission Expires May 22, 1993

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~42,000.00~~

Rhonda L. Peck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October 19 89

Mignon Smelser
Notary Public

MY COMMISSION EXPIRES: 5/22/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Michael Peck (NAME)	First Republic Mortgage Corp. (NAME)	72-11-132.00
2116 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	15DZ 10755
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Kettering, OH 45440 (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, James M. Pratt, Executor and Sole Devisee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Michael Peck and wife, Rhonda L. Peck

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 Lot No. 140 on the map showing Subdivision of the Waters Place, of record in Book 332, pages 136 and 137, said Register's Office.

Said Lot 140 fronts 50 feet on the westerly side of Riverside Drive and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ira E. Pratt and wife, Jennie V. Pratt by deed from Ersie Green of record in Book 4347, page 796, Register's Office, Davidson County, Tennessee. The said Ira E. Pratt and Jennie V. Pratt having since died with Jennie V. Pratt having predeceased Ira E. Pratt. Last Will and Testament of Ira E. Pratt of record in Will Book 165, page 840, Davidson County Probate Court, providing for a life estate to his wife at the time of his death, Louise H. Pratt, who did not survive him the required 30 days. Said will having named James M. Pratt as Executor and Sole Devisee.

Dorothy Pratt herein joins to convey any and all right and interest she may have, especially her marital rights.

1870 11/07 0101 03CHECK 145.60

unimproved ( ) This is improved (XX) property, known as 2116 Riverside Drive, Nashville, TN 37216
(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 26th day of October, 19 89

James M. Pratt
James M. Pratt, Executor and Sole Devisee

Dorothy Pratt
Dorothy Pratt

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Pratt, Executor and Sole Devisee, and wife, Dorothy Pratt

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 19 89.

Commission expires 5/22/93

Notary Public

NOTARY PUBLIC LARGE — STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the within named bargainor, and corporation, and that (he) / (they) 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

My Commission Expires May 22, 1993

WARRANTY DEED

FROM
James M. Pratt, Executor

TO
Phillip Michael Peck and wife,
Rhonda L. Peck

RETURN TO:
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

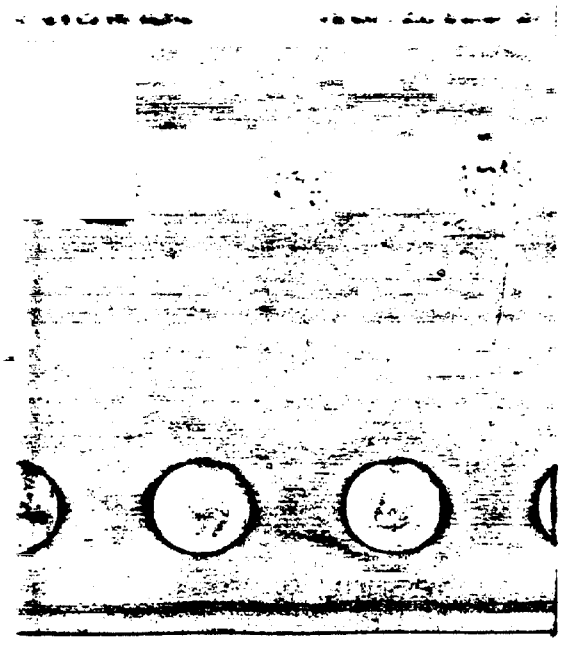
STEVEN G. WATERS
Attorney at Law

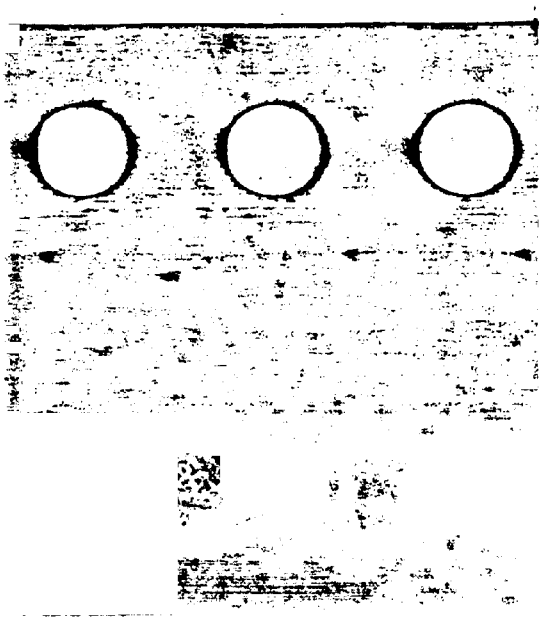
79927

FEE
REFERENCE

Nov 7 8 33 AM '89

REGISTER
WILSON II
DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

BOOK 7978 PAGE 9

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 42000.00
CON TX 138.60
PRFEE 1.00
WDEED 6.00
TOTAL 145.60
CHECK 145.60
11/07/89 01 08:33 0001 1870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79927

SUFFICIENT REFERENCE

NOV 7 8 33 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 264741