BOOK 8062 PAGE 725

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Garleen Peery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 19 90

Notary Public

MY COMMISSION EXPIRES: 5/23/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Garleen Peery (NAME)	Same (NAME)	Map 162-5
5311 Eulala Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 90
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	05DU-39355

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. Charlie E. McCallum and wife, Louise Z. McCallum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garleen Peery and son, Donald W. Peery, joint tenants with right of survivorship

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. 130 on the Plan of Hickory Valley, Section I, as of record in Book 4175, page 75, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Eulala Drive, at the common corner of Lots Nos. 129 and 130; thence southwesterly 163.88 feet to a point; thence northwardly 182.01 feet to a point in the southerly margin of Eulala Court; thence with the same, easterly 100 feet to a point in the beginning of a curve; thence around said curve, southeasterly 36.07 feet to a point in the westerly margin of Eulala Drive; thence with the margin of the same, southerly 100 feet to the point of beginning.

BEING the same property conveyed to Charlie E. McCallum and wife, Louise Z. McCallum by deed from Randall Phillips Builders, Inc. of record in Book 4433, page 214, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 4353, page 54, and such easements and setback lines of record in Book 4175, page 75, Register's Office for Davidson County, Tennessee.

Taxes for 1990 have been pro-rated and assumed by Grantee(s).

unimproved ( )
This is improved ( ) property, known as 5311 Eulala Drive Nashville, TN 37211
(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 Whereever 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 9th day of March, 19 90

Charlie E McCallum
Charlie E. McCallum

Louise Z. McCallum
Louise Z. McCallum

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Charlie E. McCallum and Louise Z. McCallum
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he Y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 9th day of March 19 90.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the

_____
("attorney-in-fact" or "president" or "general partner")

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_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Charlie E. McCallum and wife,
Louise Z. McCallum

TO
Garleen Peery and son,
Donald W. Peery

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

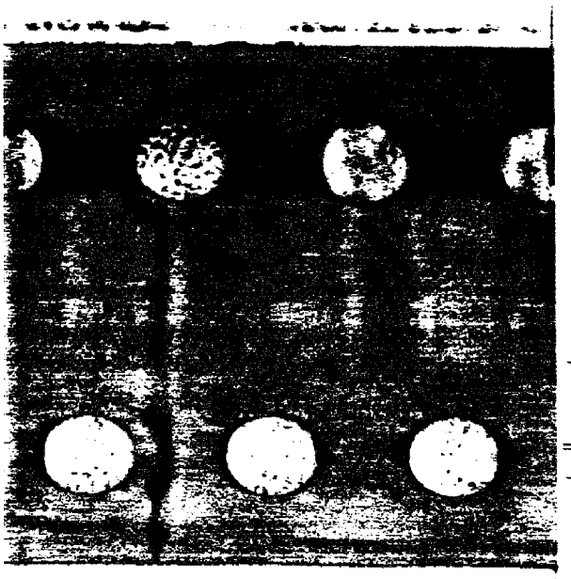
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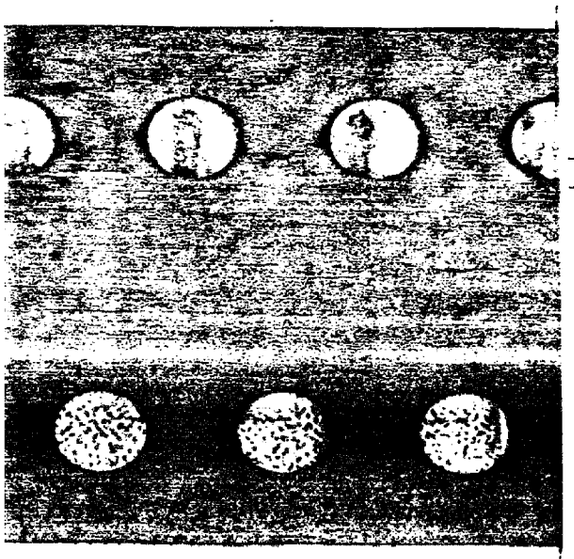
1 U U 8 2

IDENTIF. REFERENCE

MAR 12 1 23 PM '90

DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

BOOK 8062 PAGE 727

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 88500.00
				CON TX 292.05
				PRFEE 1.00
				WDEED 6.00
				TOTAL 299.05
				CHECK 299.05
			03/12/90 01	13:21 0001 1605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10082

IDENTIF. REFERENCE

MAR 12 | 23 PM '90

DAVIDSON COUNTY TN.

No. 300084