File Box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,495.48

Toni L Carnicello
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 19 90.

Ollie Mai Parsley
Notary Public, Ollie Mai Parsley

MY COMMISSION EXPIRES May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Toni Lynn Carnicello (NAME) | Bailey Mortgage Company (NAME) | MAP 149-1 |
| 424 Hampstead South (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 1389 (STREET ADDRESS) | GROUP B PAR. 93 CO |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Jackson, MS 39205 (CITY) (STATE) (ZIP) | 2DX-07595 |

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, Peggy Jane Peace-Young and husband, Chester A. Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toni Lynn Carnicello and Thelma Grace Carnicello

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:

LAND in Davidson County, Tennessee, being Lot No. 246, Final P.U.D. Plan, Planned Unit Development, Phase III, Piccadilly Square, as recorded in Book 6250, pages 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Peggy Jane Peace, unmarried by deed from Roussel Construction Company, Inc., filed of record in Book 7424, page 313, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7424, page 316, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

8311 05

IDENTIF. T REFERENCE

JAN 3 8 30 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

2083 01/03 0101 03CHECK 302.35

This is unimproved ( ) improved (X) property, known as 424 Hampstead South, Antioch, TN 37013
(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 28th day of December, 19 90

Peggy Jane Peace-Young Chester A. Young by Peggy Jane Peace-Young by Attyin-fact

Peggy Jane Peace-Young

Chester A. Young

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Peggy Jane Peace-Young and husband, Chester A. Young

(or proved to me on the basis of satisfactory evidence)

the bargainor S, with whom I am personally acquainted, and who acknowledged that she they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 19 90

Commission expires May 8, 1991

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE }

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____
Notary Public

**WARRANTY DEED**

FROM Peggy Jane Peace-Young and husband,

TO Chester A. Young

Toni Lynn Carnicello and Thelma Grace Carnicello

**Return to:**

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 1990, before me personally appeared Peggy Jane Peace-Young to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chester A. Young, and acknowledged that she exected the same as the free act and deed of said Chester A. Young.

Witness my hand and official seal.

Ollie Mai Parsley
Notary Public

My Commission Expires:

May 8, 1991

**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 | 89495.48 |
| CON TX | 295.35 |
| PRFEE | 1.00 |
| MDEED | 6.00 |
| TOTAL | 302.35 |
| CHECK | 302.35 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 30 0001 2083

83105

IDENTIF. REFERENCE

JAN 3 8 30 AM '91

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 385996