PREPARED BY (AND RETURN TO):
**WILKINS & IVEY**, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 31031)
Dav. Co. File: Box 8

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 305000.00

John R. Werther
Affiant

Sworn and subscribed before me this
26th day of July, 1991.

Notary Public

My Comm. Expires: 9/24/92

**ADDRESS NEW OWNER:**
John R. Werther
3600 Knollwood Road
Nashville, TN 37205

**MORTGAGEE:**
First American National Bank
First American Center
Nashville, Tennessee 37237

**MAP-PARCEL NUMBERS**
Map 117/10 Parcel 52

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fred V. Peay and spouse, Sarah P. Peay,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Werther and spouse, Elizabeth M. Werther,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Lot 3, Block 1 of the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of Knollwood Road at a point 15 feet south of the corner of Lots 2 and 3; thence with the easterly margin of said Road, southwardly 176 feet to a point 15 feet north of the corner of Lots 3 and 4; thence eastwardly 239.6 feet more or less to the easterly line of said lot 3, at a point 15 feet north of the northeast corner of said lot 4; thence with easterly line of lot 3, northwardly 175 feet to a point 15 feet of the southeast corner of Lot 2; thence westwardly 251.6 feet more or less to the beginning.

BEING the same property conveyed to Fred V. Peay and wife, Sarah P. Peay by deed from Fred W. Wright and wife, Mary Boring Wright of record in Book 4355, page 723, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 1049 Page 28 said Register's Office, and to the matters set forth in the referenced Plan of record.

37187

IDENTIFI REFERENCE

Aug 6 4 02 PM '91

FELIX Z. WHITE, JR. REGISTER DAVIDSON COUNTY

1357 08/06 0101 03CHECK 1135.50

**This is improved property, known as:** 3600 Knollwood Road, Nashville, TN 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 26th day of July, 1991.

Fred V. Peay
**Fred V. Peay**

Sarah P. Peay
**Sarah P. Peay**

**State of Tennessee**
**County of Davidson**

On this 26th day of July, 1991, before me the undersigned authority, personally appeared Fred V. Peay and Sarah P. Peay, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8415 PAGE 71

| | | |
|---|---|---|
| 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 | |
| | | | | 305000.00 |
| | | | CON TX | 1128.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 1135.50 |
| | | | CHECK | 1135.50 |
| 08/06/91 | 01 | | 16:03 0001 | 1357 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37187.

IDENTIFICATION REFERENCE

AUG 6 4 02 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 447932