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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Subscribed and sworn to before me, this the 7th day of August 19 91

Affiant

My commission expires: 1/25/93 (Affix Seal)

Notary Public

DORIS M. FREEMAN NOTARY AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: MORTGAGEE
Robert Andrew Peake	CENTURY MORTGAGE CORP.
6801 Gower Road (STREET ADDRESS)	15 Century Boulevard, Suite 100 (STREET ADDRESS)
Nashville, TN 37209 (CITY STATE ZIP)	Nashville, TN 37214 (CITY STATE ZIP)

MAP & PARCEL NO.: 101-167 8D28705

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Rita C. Cox Gipson, Married

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Robert Andrew Peake and wife, Celia L. Woolverton

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, BEING Tract No. 2 on the Steven Subdivision of record in Plat Book 5200, page 358, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin on the west margin of River Road Pike, the northeast corner of Hawkins property, of record in Book 1403, page 378; then with the north line of same, North 83 degrees 32' 54" West 596.96 feet to a large tree in fence; then with the north line of Centenary Methodist Church, North 62 degrees 46' 23" West 246.82 feet to an iron pin, the southeast corner of Stevens 3.92 acre lot, also the southeast corner of a ten foot water line easement and drive running along the south boundary line of said 3.92 acre tract, from Gower School Road; then with the east line of said 3.92 acre tract North 12 degrees 54' 59" East 378.14 feet to an iron pin in the south line of Hess property, of record in Book 2904, page 417; then with same, South 56 degrees 16' 18" East 787.12 feet to an iron pin on the west margin of River Road Pike; then with said margin, North 63 degrees 38' 40" East 10.00 feet; then with a curve to the left, delta of 05 degrees 25' 08", radius of 1403.69 feet, a distance of 132.75 feet to the beginning, containing 4.70 acres, more or less.

INCLUDED IN THIS CONVEYANCE is an Easement for Access of record in Book 7204, page 525, Register's Office for Davidson County, Tennessee, and an INGRESS/EGRESS EASEMENT, which instrument is being recorded simultaneously herewith.

BEING the same property conveyed to Tommy Eugene Cox and wife, Rita C. Cox by deed from Cora Lee Stevens, Unmarried of record in Book 6976, at page 416, Register's Office for Davidson County, Tennessee; the said Tommy Eugene Cox and Rita C. Cox having been divorced and by final decree, the interest of the said Tommy Eugene Cox having been divested out of Tommy Eugene Cox and vested in said Rita C. Cox.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record.

***continued on reverse

THIS IS _____ IMPROVED PROPERTY KNOWN AS 6801 Gower Road Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 07th day of August, 19 91

Rita C. Cox Gipson
Rita C. Cox Gipson

Robin W. Gipson
Robin W. Gipson

RCCG - Rita C. Cox Gipson, Rita C. Cox, Rita Charlene Turner Cox, & Rita C. Gipson, being one and the same person. RCCG

State of Tennessee
County of SUMNER

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On this 07th day of August, 19 91, before me personally appeared Rita C. Cox Gipson and husband, Robin W. Gipson to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My commission expires:

1/25/93

Notary Public

DORIS M. FREEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

WARRANTY DEED

***Robin W. Gipson joins in this conveyance to relinquish any marital rights he may have in said property by virtue of his marriage to Rita C. Cox Gipson.

38432

INTANGIBLE TAX PAID

Aug 12 10 54 AM '91

2831 08/12 0101 03CHECK 377.00

TENNESSEE TITLE & TRUST, Inc.

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 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	
				100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	377.00
			CHECK	377.00
08/12/91	01		10:56 0001	2B31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3843.2

PRESENTED FOR REFERENCE

AUG 12 10 54 AM '91

No. 449391