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mail

THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Attorney at Law
28 White Bridge Road, Suite 100
Nashville, Tennessee 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.

Harry Peffen III
Affiant

Subscribed and sworn to before me, this 9th day of June, 1992, at Nashville, Tennessee.

Freda A. Swafford
Notary Public

My commission expires: 05/22/93

WARRANTY DEED

ADDRESS NEW OWNER:

Harry W. Peffen III
5639 Kendall Drive
Nashville, TN 37209

SEND TAX BILLS TO:

same as owner

MAP/PARCEL:

Map 103-06
Parcel 103

08 DA 56836

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, receipt of all of which is hereby acknowledged, **WILLIAM H. POLK, JR. and wife, JULIA BAUER POLK**, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto **HARRY W. PEFFEN III, an unmarried person**, hereinafter called the Grantee, his heirs and/or assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Brookside Courts Addition No. 2, as of record in Book 1835, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 70 feet on the southerly margin of Kendall Drive and extends back 189.9 feet on the northerly line and 189.9 feet on the southerly line to a dead line in the rear, measuring 70 feet thereon.

The aforesaid property description was taken from the prior deed of record and is not the result of a new survey.

Being the same property conveyed to William H. Polk, Jr. and wife, Julia Bauer Polk, by deed from Stuart S. Southard and wife, Anne M. Southard, as of record in Book 6845, page 785, said Register's office.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for easements for shared driveways as recorded in Book 5189, page 867, and Book 5294, page 218, both of said Register's Office.

THIS CONVEYANCE is subject to existing building restrictions and zoning ordinances; the right of the public or any government agencies to portions of the property lying within the boundaries and rights of way of any streets, roads and highways.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, 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.

IN WITNESS WHEREOF Grantor does herewith execute this instrument on this the _____ day of June, 1992.

WILLIAM H. POLK, JR.

JULIA BAUER POLK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2785 06/19 0101 03CHECK 395.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM H. POLK, JR. and JULIA BAUER POLK, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 1992.

Freda R Swafford
Notary Public

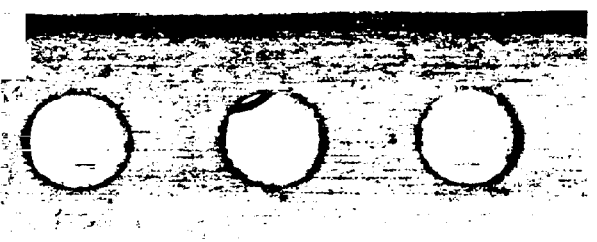
My commission expires: May 22, 1993

NOTARY PUBLIC DAVIDSON COUNTY

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
JUN 19 8 38 AM '92

IDENTIF. REFERENCE

20666



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

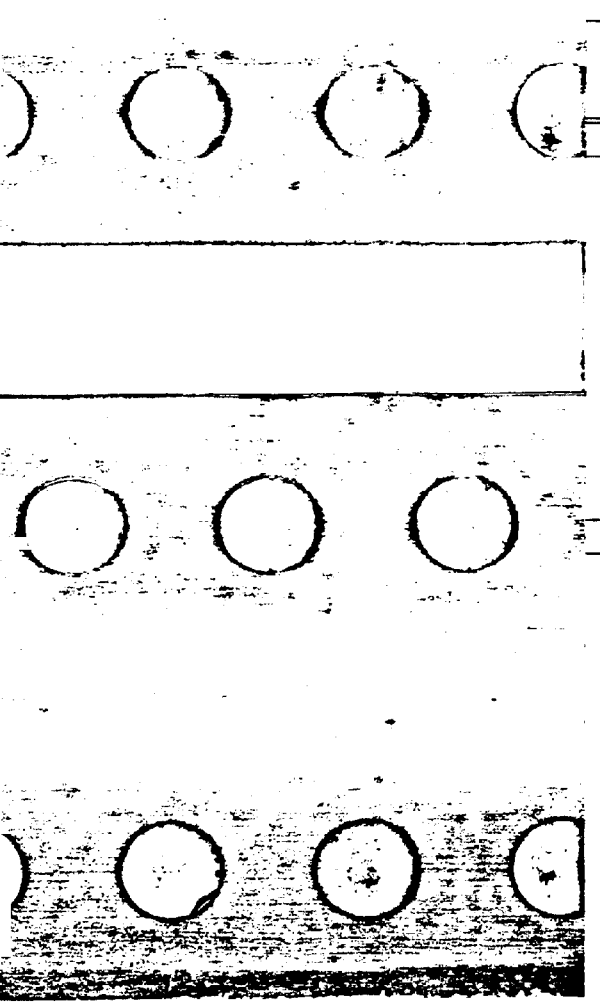
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
105000.00

CON TX	388.50
PRFEE	1.00
WDEED	6.00
TOTAL	395.50
CHECK	395.50

06/19/92 01 08:38 0001 2785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



20666

IDENTIF. REFERENCE

JUN 19 8 38 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 542514