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: 31979)
Dav. Co. File: Box 8

PERCY WILKINS, JR. 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: $ 155000.00

Affiant

Sworn and subscribed before me this 31st day of July, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:

D. H. Peppers and Wylene W. Peppers
P.O. Box 362
Brentwood, Tennessee 37027

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
144-15-029

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 **Gary Roger Baird, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **D. H. Peppers and spouse, Wylene W. Peppers,** 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 Lot No. 67 on the plan of Hillsboro Park, Section II, of record in Book 2331, page 61 and 62, Register's Office for said County.

SAID Lot No. 67 fronts 210.40 feet on the southerly margin of Montcrest Drive and extends back 296.0 feet on the easterly line and 305.0 feet on the westerly line to a dead line in the rear, measuring 135.9 feet thereon.

BEING the same property conveyed to Gary Roger Baird by deed from Thomas W. Land and wife, Sophia Burnam Land of record in Book 6917, page 181, said Register's Office. Gary Roger Baird and wife, Julia Dianne Jones Baird have since been divorced by Final Decree of the Fourth Circuit Court, Davidson County, Tennessee, Docket No. 870-3766. Julia Dianne Jones Baird conveyed such marital interest as she had in subject property to Gary Roger Baird by Quitclaim Deed of record in Book 7499, page 984, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 2435 Page 237, Book 2446, page 405, Book 2447, page 303 and Book 2603, page 440 said Register's Office, and to the matters set forth in the referenced Plan of record.

3 3 5 3 7

IDENTIF. TREFERENCE

AUG 3 2 14 PM '92

FELIX ... REGISTER DAVIDSON COUNTY TN.

7024 08/03 0101 03CHECK 582.50

This is improved property, known as: 6108 Montcrest Drive, Nashville, TN 37215

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 30th day of July, 1992.

Gary Roger Baird

State of Tennessee
County of Davidson

On this 30th day of July, 1992, before me the undersigned authority, personally appeared Gary Roger Baird, 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, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 8691 PAGE 873

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 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
TOTAL 582.50
CHECK 582.50

08/03/92 01 14:15 0001 7024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33537

IDENTIF. REFERENCE

AUG 3 2 14 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 556849