BOOK 8732 PAGE 824

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF SEPTEMBER, 19 92.

Notary Public

MY COMMISSION EXPIRES: 5/3/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
111 Westwood Place, Suite 201, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Roser	BarclaysAmerican/Mortgage	104-11J-4.00
(NAME)	(NAME)	
2120 Acklen Avenue, Unit #4	5032 Parkway Plaza Blvd. Bldg. 8	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Charlotte, North Carolina 28217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Raymond F. Bluth and wife, Claire M. Bluth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Roser, unmarried

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:

BEING Unit No. 4 of PEABODY PLACE, a horizontal property regime established by Master Deed of record in Book 6323, page 147, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Raymond F. Bluth and wife, Claire M. Bluth, by deed from Raymond F. Bluth, Jr., of record in Book 7773, Page 544, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Peabody Place, of record in Book 6323, page 147, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 2120 Acklen Avenue, Unit #4, Nashville, TN 37212
(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 10TH day of SEPTEMBER, 19 92

Raymond F. Bluth

Raymond F. Bluth

Claire M. Bluth

Claire M. Bluth

OFFICIAL SEAL
JEANNINE C. HAWN
NOTARY PUBLIC - CALIFORNIA
COUNTY OF CONTRA COSTA
My Commission Expires Oct. 27, 1992

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF CONTRA COSTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond F. Bluth and wife, Claire M. Bluth

Raymond F. Bluth
Claire M. Bluth

the bargainor s, ~~with whom I am personally acquainted or~~ proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Brentwood~~ ALAMO, ~~Tennessee~~ CALIFORNIA, this 10TH day of SEPTEMBER, 19 92.

Commission expires OCT. 22, 1992

Jeannine C Hawn
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Raymond F. Bluth and wife,
Claire M. Bluth

TO

Scott Roser

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

46831.

IDENTIFICATION REFERENCED

SEP 18 10 08 AM '92

ELVA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7858 09/18 0101 03CHECK

242.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8732 PAGE 826

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	63000.00
			CON TX	233.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	242.10
			CHECK	242.10
09/18/92	01		10:06 0001	7858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 8 3 1

IDENTIFICATION REFERENCE

SEP 18 10 06 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 571494