This Instrument Prepared By:
CATHERINE C. HERSHEY
ROBERT L. CALLIS
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Mt. Juliet, TN 37122-0726
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Mail

BOOK 8775 PAGE 660

ADDRESS NEW OWNER:
PEGGY O. PEDEN
220 Cumberland Circle
Nashville, TN 37214

SEND TAX BILL:
Mortgagee

MORTGAGEE:
SUNTRUST MORTGAGE
P O BOX 100100
ATLANTA, GEORGIA 30339

MAP AND PARCEL:
MAP 96-5
PARCEL 6
FB# 3DZ17123

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereoby acknowledged, I, JOHN W. PEDEN, by these presents do hereby convey and forever quitclaim unto PEGGY O. PEDEN, her heirs and assigns, all of my interest, of whatsoever nature, in and to the following described property, situated and ling in Davidson County, Tennessee, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being part of Lots Nos. 95 and 96 on the Plan of a part of Bluefields, as of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, described according to a survey made by Wm. Collier Parrish, Associate Civil Engineers, March 15, 1963, as follows:

Beginning on the northwesterly margin of Cumberland Circle at the southeast corner of Lot No. 1 on the Plan of a resubdivision of part of Lot No. 96 on the Plan of Bluefields, as of record in Book 2330, Page 119, said Register's Office; thence with the northwesterly margin of said Cumberland Circle northwestwardly 241.55 feet thence N 42° 37' W 146.95 feet; thence N 30° 34' W 200 feet; thence N 35° 39' W 30 feet to a point in the line between Lots No. 95 and 96; being also the southwest corner of the property conveyed to William M. Doak and wife, by deed from Mary Frank Niederhauser, of record in Book 3339, Page 602, Register's Office for Davidson County, Tennessee; thence with said Doak's southerly line S 87° 11 E 178.59 feet to the common corner of Lots No. 1 and 5 on said resubdivision of part of Lot No. 96; said point being also Doak's southeast corner; thence with the southwesterly line of said Lot No. 1, S 61° 23' E 200 feet to the beginning, containing 1.35 acres more or less.

Included in the above description, but specifically EXCLUDED herefrom is the property conveyed to Mary Frank Niederhauser, by deed from William M. Doak and wife, June Brown Doak, of record in Book 4363, Page 313, Register's Office for Davidson County, Tennessee, described as follows:

Being a part of Lot 96 on the Map of Bluefields, as of record in Book 843, Page 34, Register's Office for said County.

Said part of Lot 96 begins at a monument on the westerly margin of Cumberland Circle, being the southeasterly corner of Lot 1, Resubdivision of part of Lot 96 of Bluefields, as of record in Book 2330, Page 119, and the northeasterly corner of the property conveyed to William M. Doak and wife, June Brown Doak, by deed of record in Book 3529, Page 588, said Register's Office; thence with the westerly margin of Cumberland Circle in a southerly direction 6 feet to a point on said margin; thence in a northwesterly direction 200 feet to a concrete monument at the southwesterly corner of said Lot 1; thence with Doak's line and the southwesterly line of Lot 1, South 61° 23' East 200 feet to the point of beginning.

TRACT II:

Being part of Lot 95 on the Map of Bluefields, as of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, being described according to a survey by Parrish Engineers, Inc., and dated 10 June, 1969, as follows:

Beginning at an iron stake on the westerly margin of Cumberland Circle, said stake being South 35° 51' West 47 feet from the original corner of Lots 95 and 96 of said Subdivision; thence with a new property line and south of the new fence, North 45° 01' West 132.85 feet to an iron pin; thence North 34° 13' West 47.35 feet to an iron pin; thence North 28° 51' West 169.8 feet to an iron pin in the old property line; thence with Doak's southwesterly line, South 30° 34' East 200 feet to an iron pin in said Doak's line; thence continuing with said line South 42° 37' East 146.95 feet to the point of beginning and containing 998 square feet, or .02 acres, more or less.

Being the same property conveyed to John W. Peden and wife, Peggy O. Peden by deed from Robert H. Laird, M.D. and wife, Leslie K. Laird of record in Book 5246, Page 22, said Register's Office. The said John W. Peden and Peggy O. Peden have since divorced. As evidenced by Final Decree of Divorce dated March 13, 1986 in the Circuit Court for Davidson County, Tennessee, Docket# 85D-935. Said Decree states that all of John W. Peden's interest in the subject property shall be divested out of him and vested in Peggy O. Peden.

This is improved property known as: 220 Cumberland Circle, Nashville, TN 37214.

This instrument executed on this the 27th day of October, 1992.

John W. Peden

JOHN W. PEDEN

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the State and County aforesaid, JOHN W. PEDEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of October, 1992.

Beverly Satterfield

NOTARY PUBLIC

My commission expires: 11-5-95

BEVERLY SATTERFIELD 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 $ -0-.

Peggy W. Neal Feder
AFFIANT

Sworn to and subscribed before me, the 27th day of October, 1992

Beverly Satterfield
NOTARY PUBLIC

My commission expires: 11-5-95

BEVERLY SATTERFIELD NOTARY PUBLIC AT LARGE STATE OF TENN.

6075.4

IDENTIFICATION REFERENCE

Nov 3 2 37 PM '92

JOHN Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2828 11/03 0101 03CHECK 12.00