BOOK 6961 PAGE 152 BOX 45

BOX 11

FORM NO. WD-1

RE-RECORD
BOOK 8896 PAGE 468

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Leotis Peterman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 19 86

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leotis Peterman, et ux (NAME)	Mortgage Trust Company (NAME)	Map 162-13
109 Cedarmont Court (STREET ADDRESS OR ROUTE NUMBER)	Suite 100, 2401 Richard Jones Rd. (STREET ADDRESS)	Parcel 43
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	FB# 5DU 32541

FOR AND IN 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, Richard Sells and wife, Dixie D. Sells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leotis Peterman and wife, Lucy B. Peterman

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:

LAND in Davidson County, Tennessee, being Lot No. 42 on the Revised Plan of Section One Cedarwood Estates, of record in Book 4675, page 62, Register's Office for said County.

SAID Lot No. 42 fronts 43.63 feet on the westerly margin of the cul-de-sac at the terminus of Cedarmont Court and extends back 129.42 feet on the northerly line and 106.31 feet on the southeasterly line to a broken line in the rear, measuring 146.33 feet thereon.

BEING the same property conveyed to Dixie D. Sells by deed from Robert W. Adams and wife, Linda S. Adams of record in Book 6071, page 51, Register's Office for said County.

THIS conveyance is made subject to (a) property taxes for 1986 for which Grantees will be responsible; (b) restrictive covenants of record in Book 4753, page 683, Register's Office for said County; and (c) the matters set forth on said plan.

Richard Sells joins in this conveyance solely for the purpose of conveying any marital interest he may have in subject property.

THE execution of this deed by Grantors is effected by the signature of her Attorney-In-Fact, Richard Sells, pursuant to the Limited Power of Attorney recorded in said Register's Office* immediately prior to the recording hereof.

*(in Book 6961 at page 151)
Richard Sells and Richard S. Sells, Sr. are both one and the same person.

This is unimproved ( ) improved (XX) property, known as 109 Cedarmont Court, Nashville, TN 37211 (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 25th day of August, 19 86

Richard Sells

Dixie D. Sells by Richard Sells
Attorney-In-Fact By Richard Sells

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
Davidson County

BOOK 6961 PAGE 153

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Richard Sells, to me known to be the person who executed the foregoing instrument in behalf of Dixie D. Sells, who acknowledged that he executed the same as the free act and deed of said Dixie D. Sells.

~~the bargainor, with whom I am personally acquainted, and who~~ ~~executed the within instrument for the purposes therein contained.~~ Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 1986.

Commission expires 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

SEE REVERSE OF THIS PAGE FOR ADDITIONAL ACKNOWLEDGEMENT.

RE-RECORD BOOK 8896 PAGE 469

WARRANTY DEED

FROM
Richard Sells and wife,
Dixie D. Sells

TO
Leotis Peterman and wife,
Lucy B. Peterman

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TN
Aug 27 2 31 PM '86

TENTH REFERENCE

35920

RE-RECORD BOOK 8896 PAGE 470

Box 11

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Sells, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 1993.

Commission Expires:

5-28-95

John V. Adams NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RE-RECORD

0 3 3 2 5

IDENTIFICATION REFERENCE

Mar 26 8 29 AM '93

REGISTER'S OFFICE

5831 03/26 0101 03CHECK 12.00

3814 03/19 0101 03CHECK 2.00

0 1 4 9 1

IDENTIFICATION REFERENCE

Mar 19 8 54 AM '93

REGISTER'S OFFICE

I hereby certify that this is a true copy of original instrument filed in my office.
in Book 6961 Page 152
This 19th day of March 1993
FELIX Z. WILSON, II Register of Deeds
By D. Chandler
Deputy Register