This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

BOOK 9252 PAGE 283

ADDRESS NEW OWNER:
George Allen Peay
5538 Seminary Road
Smryna, TN 37167

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 105-16
PARCEL 198

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James W. Mullins and wife, Lisa Ann Mullins hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto George Allen Peay, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING part of Lot No. 34 on the Map of Westlawn Subdivision, of record in Book 332, Page 90, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point in the easterly margin of Canady Avenue 168 feet south of the southerly margin of Napoleon Street, as measured along the said margin of Canady Avenue; thence N84°E, 70 feet, more or less, to an iron pin in the westerly line of Lot No. 1 of said plan; thence S6°E, 50 feet; thence S84°W, 70 feet, more or less, to the easterly margin of Canady Avenue; thence with the margin of same N6°W, 50 feet to the point of beginning.
>
> Being the same property conveyed to James W. Mullins and wife, Lisa Ann Mullins, by deed from Everett Johnson and wife, Joanne Johnson of record in Book 8374, Page 958, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Everett Johnson and wife, Joanne Johnson of record in Book 8374, Page 958, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 6356, Page 335, said Register's Office.

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is improved property known as 2126 Canady Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George Allen Peay, his heirs and assigns, forever; and we, James W. Mullins and wife, Lisa Ann Mullins do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11th day of February, 1994.

James W. Mullins

James W. Mullins

Lisa A Mullins

Lisa Ann Mullins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James W. Mullins and wife, Lisa Ann Mullins the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

6654 02/17 0101 03CHECK 47.11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 10,346.00.

AFFIANT

Subscribed and sworn to before me this 11th day of February, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

18731

IDENTIFICATION

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9252 PAGE 285

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 10346.00
CON TX 38.11
PRFEE 1.00
WDEED 8.00
TOTAL 47.11
CHECK 47.11

02/17/94 01 13:54 0001 6654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18731
IDENTIFICATION REFERENCE

02/17/94 01:54

No. 757564