THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $114,900.00. David E Peak **AFFIANT** Subscribed and sworn to before me, this 19th day of April, 1995. Linda R Murray Notary Public My Commission Expires: 5/23/98

Address New Owners As Follows:
David E. Peak and
Ilene H. Sandlin
1107 Lipscomb Drive
Nashville, TN 37204

Send Tax Bills To:
Northwest Mortgage, Inc.
P. O. Box 6502
Springfield, OH 45501

Map-Parcel Number:
131-12-022
16DA 38093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIANA FERRANTE, EXECUTRIX OF THE ESTATE OF JO HELEN WEBB, of record in Will Book 197, page 62, Probate Court Clerk of Davidson County, Tennessee**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **DAVID E. PEAK AND ILENE H. SANDLIN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Lea Gran Estates, as of record in Book 2083, page 88, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the southeasterly margin of Lipscomb Drive at the common corner of Lots 19 and 20; thence with the line between said lots, southeasterly 233 feet to a point; thence westerly 179.2 feet to a concrete monument; thence southerly 10.5 feet to a corner of Lots 20 and 21; thence with the line between said lots, northwesterly 117.2 feet to the margin of Lipscomb Drive; thence with the margin of the same, northeasterly 85 feet to the point of beginning.

Being the same property conveyed to Wallace R. Webb and wife, Joe Helen D. Webb, by deed from Karl E. Haury and Reese L. Smith, Jr., of record in Book 2492, page 485, Register's Office for said County; the said parties having since divorced and Wallace R. Webb quitclaimed

all right, title and interest in subject property to Jo Helen Webb, of record in Book 7452, page 792, Register's Office for Davidson County, Tennessee; the said Joe Helen Webb having since died and her will of record in Will Book 197, page 62, Probate Court Clerk's Office of Davidson County, Tennessee, devised subject property to Diana Ferrante.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2271, page 241, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2083, page 88, Register's Office for Davidson County, Tennessee.

This is improved property known as 1107 Lipscomb Drive, Nashville, TN 37204.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 18th day of April, 1995.

Diana Ferrante, Executrix

Diana Ferrante, Executrix

95 APR 20 AM 11:09
REGISTER
DAVIDSON COUNTY, TN.

53356
IDENTIF. ↑ REFERENCE

STATE OF NORTH CAROLINA)
COUNTY OF ~~Pender~~ Onslow)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANA FERRANTE, EXECUTRIX**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

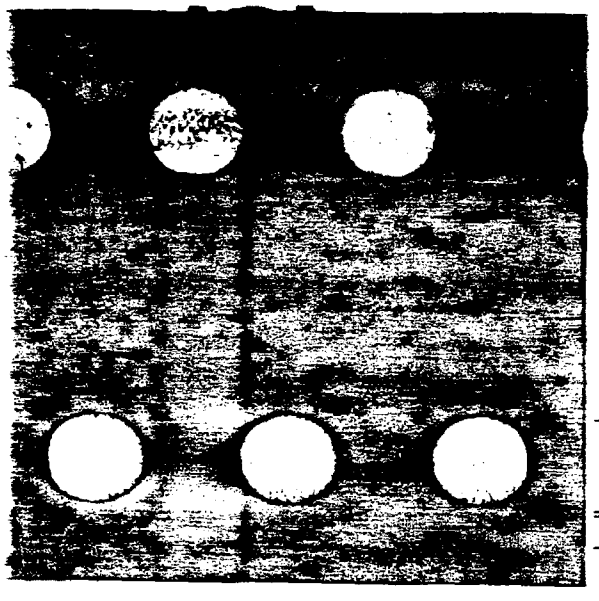
WITNESS my hand, at office, this 18th day of April, 1995.

Carol A. Bento
Notary Public

My Commission Expires: MY COMMISSION EXPIRES 4-5-97

CAROL A. BENTO NOTARY PUBLIC ONSLOW COUNTY

2866 04/20 0101 03CHECK 434.13



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

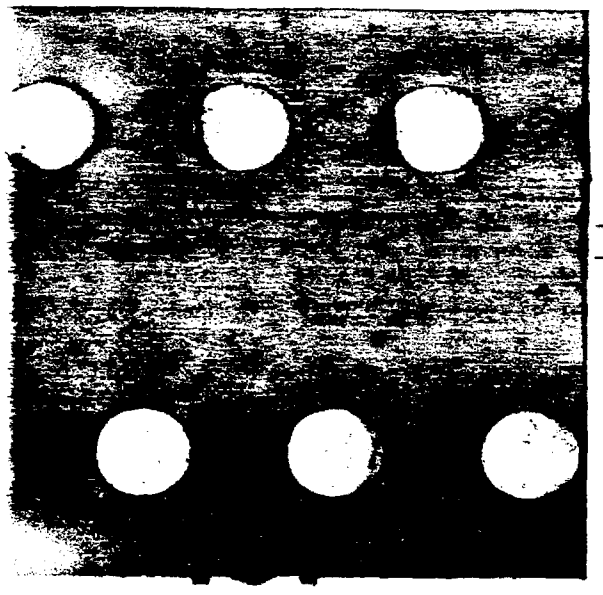
RECEIVED OF _____

FOR _____

BOOK 9650 PG 521

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



53356
IDENTIF. # REFERENCE

95 APR 20 AM 11:09

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	114900.00
CON TX	425.13
PRFEE	1.00
	8.00
TOTAL	434.13
CHECK	434.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/20/95 01 11:08 0001 2866

No. 902330