THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY OTHERS BY:
CHRISTOPHER R. FOX
STALLINGS, HAMILTON & FOX,
Legal Professional Association
225 East Market Street
Lebanon, Tennessee 37087
615/444-4350

BOOK 9741 PG 819

MAP & PARCEL: 053-03-0 ; ___ CIVIL DISTRICT, DAVIDSON COUNTY
ADDRESS NEW OWNER: 607 Beacon Hill Ln, Mt Juliet, TN 37122
ADDRESS MORTGAGEE: _____
SEND TAX BILL TO: NEW OWNER
PROPERTY: ( ) IMPROVED; ( ) UNIMPROVED
SURVEYOR: _____

5373 07/27 0101 03CHECK 219.90

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, we ARTHUR WILSON MCPEAK and wife, BEULAH RUTH MCPEAK, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto SAMUEL W. CROWDER and wife, EDNA JANICE CROWDER, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and situate in the ___ Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 88 of Section "C" on the Plan of E. I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 66, Register's Office for said County.
>
> Said Lot No. 88 fronts 57 feet on the easterly margin of Elliston Street and extends back 71.9 feet on the northerly line and 71.8 feet on the southerly line to a dead line measuring 57 feet thereon.
>
> Being the same property conveyed to Arthur Wilson McPeak and wife, Beulah Ruth McPeak, by deed from Braxton H. Davis and wife, Pauline G. Davis, by deed dated June 25, 1954, and of record in Deed Book 2284, page 101, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said SAMUEL W. CROWDER and wife, EDNA JANICE CROWDER, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with said grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that said property is free, clear and unencumbered, except as herein provided; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE SUBJECT to the following:

1. Any and all easements, restrictions and other conditions shown on Plan of record in Plat Book 1426, page 66, Register's Office for Davidson County, Tennessee and the accuracy thereof.

REAL PROPERTY TAXES for the current year shall be prorated between the grantors and the grantees as of date of deed. Any real property taxes which may be owing for prior years shall be paid by grantors.

POSSESSION shall be given on 30 days date of deed.

WITNESS OUR HANDS HERETO, this 25th day of July, 1995.

Arthur Wilson McPeak
ARTHUR WILSON MCPEAK, Grantor

Beulah Ruth McPeak
BEULAH RUTH MCPEAK, Grantor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named ARTHUR WILSON MCPEAK and wife, BEULAH RUTH MCPEAK, with each of whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who each acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 25th day of July, 1995.

Benita Barrett
NOTARY PUBLIC

BENITA BARRETT NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires:
8-30-98

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

AFFIANT

Subscribed and sworn to before me, this 25th day of July, 1995.

Benita Barrett
NOTARY PUBLIC

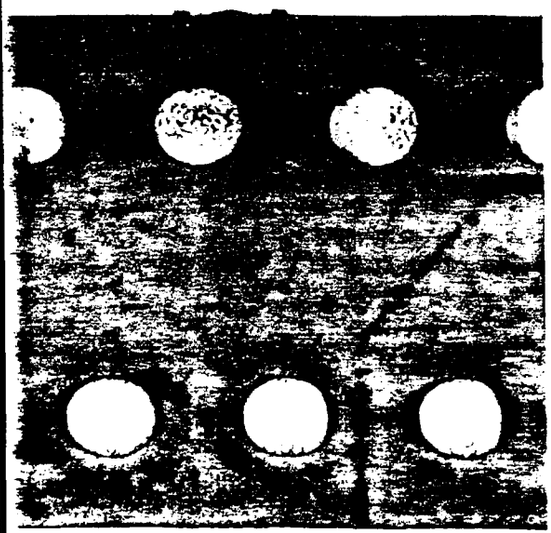
BENITA BARRETT NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires:
8-30-98

0082942
RECEIVED FOR REFERENCE

95 JUL 27 AM 9:55
REGISTER
DAVIDSON COUNTY, TN.

M.E.W.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

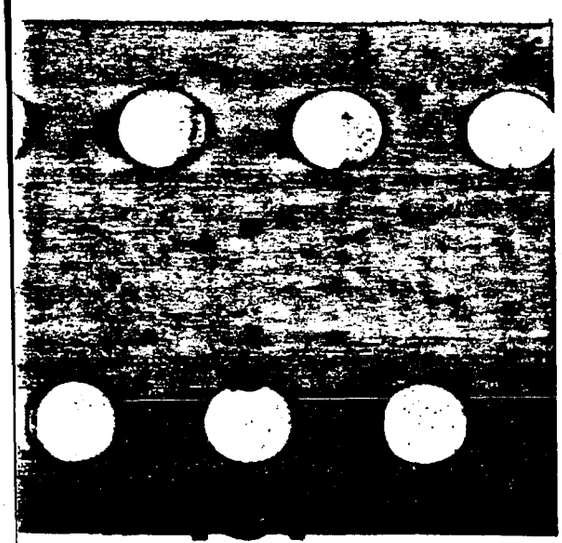
RECEIVED OF _____

FOR _____

BOOK 9741 PG 821

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 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL 219.90
CHECK 219.90

07/27/95 01 09:57:0001 5373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0082942
IDENTIF. & REFERENCE

95 JUL 27 AM 9:55

REGISTER
DAVIDSON COUNTY, TN.

No. 934433