OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10066 PG 935

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

George Allen Peay
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF May, 1996

NOTARY PUBLIC

My Commission expires: Nov 27 1999

mail

THIS INSTRUMENT PREPARED BY

COHEN & COHEN, ATTORNEYS AT LAW 4908 CHARLOTTE AVENUE, NASHVILLE, TN. 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
J & J Mechanical Services (NAME)	Same (NAME)	105-16
2126 Canady Avenue (ADDRESS)	(ADDRESS)	Parcel 198
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ Ten 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, ~~We~~ I,

GEORGE ALLEN PEAY

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

J & J Mechanical Services

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being part of Lot No. 34 on the Map of Westlawn Subdivision as of record in Book 332, page 90, Register's Office for said County, and 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 North 84 degrees East 70 feet, more or less, to an iron pin in the westerly line of Lot No. 1 of said plan; thence South 6 degrees, East 50 feet; thence South 84 degrees West 70 feet, more or less, to the easterly margin of Canady Avenue; thence with the margin of the same North 6 degrees West 50 feet to the point of beginning.

Being the same property conveyed to GEORGE ALLEN PEAY by deed from JAMES W. MULLINS AND WIFE LISA ANN MULLINS of record in Book 9252, page 283, said Register's Office.

~~unimproved~~ ( )
This is improved (X) property, known as 2126 Canady Avenue, Nashville, Tennessee 37211
(Street Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 30th day of May, 19 96.

George Allen Peay

GEORGE ALLEN PEAY

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named GEORGE ALLEN PEAY, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 30th day of May, 19 96.

My Commission expires:
11-27-99

Lee A. Cohen
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

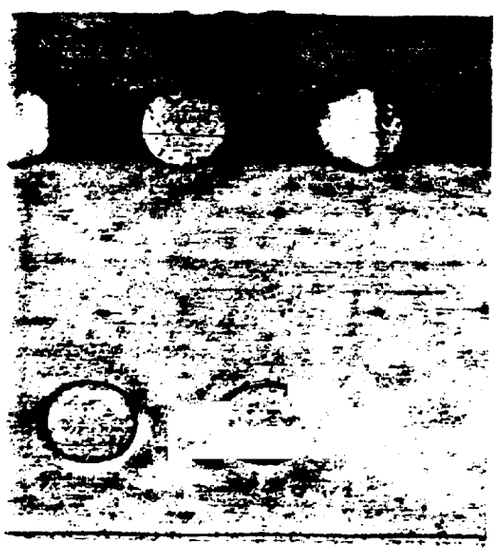
My Commission expires:

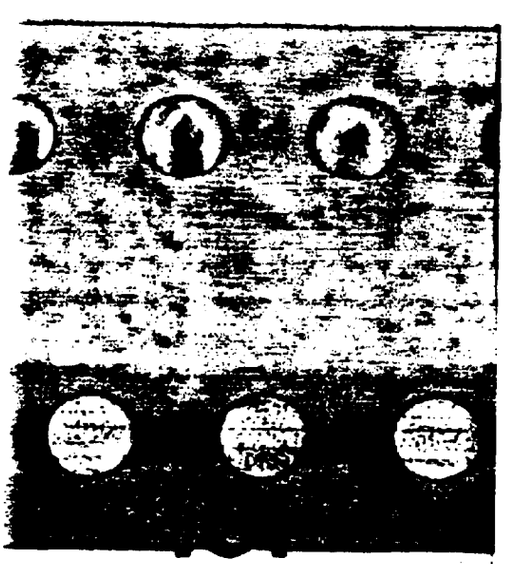
_____
Notary Public

0187021
IDENTIF. # REFERENCE

96 MAY 30 PM 2:11
FELIX A. ...
DAVIDSON COUNTY

95/30 0101 CHECK
138.50





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

RECEIVED OF _____

FOR _____

BOOK 10066 PG 937

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 35000.00
				CON TX 129.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 138.50
				CHECK 138.50
			05/30/96 01	13:56 0001 7302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187021 IDENTIF. ↑ REFERENCE

96 MAY 30 PM 1:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1045205