Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1025

# WARRANTY DEED

BOOK 10383 PG 435

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ellene G. Douglas,** a widow , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Peeler, and wife Susan Peeler**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

O'Brien KT

Land in Davidson County, Tennessee, Being Lot No. 40, on the Plan of West Meade Farms, Inc., Section VI, as of record in Book 2331, Page 125, Register's Office for said County.

Said Lot No. 40 fronts 174 feet on the southeasterly side of Melinda Drive, and runs back between lines, 297 feet on the northeasterly line and 284.4 feet on the southwesterly line, to a dead line in the rear on which it measures 151 feet.

Being the same property conveyed to James Geddes Douglas, Jr., and wife Ellene G. Douglas, by deed of record in Book 4589, Page 407, RODC, James Geddes Douglas, Jr. having since died.

IDENTIFICATION REFERENCE
02840 73
97 MAR 18 AM 11:57
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

8252 03/18 0101 03CHECK 793.40

**This is improved property, known as:** 6515 Melinda Drive, Nashville, TN 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 14th day of March, 1997

Ellene G. Douglas

**Ellene G. Douglas**

BOOK 10383 PG 436

**State of Tennessee** )
**County of Davidson** )

On this the 14th day of March, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Ellene G. Douglas**, the bargainor(s), to me known (or proved to me on the basis of satisfactory ~~evidence~~) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

**State of Tennessee** )
**County of Davidson** )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$212,000.00**.

Affiant

Sworn and subscribed before me on this the 14th day of March, 1997.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
ANGELA WILLIAMSON
DAVIDSON COUNTY TENN.
My Commission Expires 5-20-98

**NEW OWNER:**
**Mark Peeler**
**6515 Melinda Drive**
**Nashville, TN 37205**

**RESPONSIBLE FOR TAX PAYMENT:**
~~**Nashville Bank of Commerce**~~
~~**218 20th Avenue North**~~
~~**Nashville, TN 37203**~~
Owner

**TAX MAP-PARCEL #:**
**129-7-45**



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

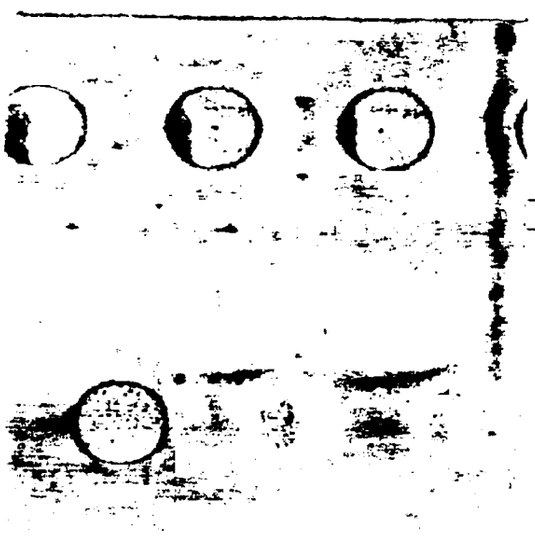
RECEIVED OF _____

FOR _____

BOOK 10383 PG 437

| | | |
|---|---|---|
| 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 212000.00
CON TX 784.40
PRFEE 1.00
WDEED 8.00
TOTAL 793.40
CHECK 793.40

03/18/97 01 12:00 0001 8252

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0284073
IDENTIF. & REFERENCE

97 MAR 18 AM 11:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1128578