BOOK 10809 PG 102

5(

*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
Ronald Eugene Peoples
708 Buchanan
Nashville, Tennessee 37208

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
U. S. Trust Mtg., Inc.
210 25th Ave. N., Suite 747
Nashville TN 37203

MAP AND PARCEL:
MAP 81-8
PARCEL 189

## 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, I, Mary Edith McWhirter, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ronald Eugene Peoples, unmarried, 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 the westerly 38 feet of Lot No. 408 and the westerly 38 feet of the southerly 30 feet of Lot 410 on the North Nashville Real Estate Company's Plan of Lots, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 408 and 410 front together 80 feet on the easterly side of the alley between 7th and 8th Avenur, North, and run back between parallel lines with the northerly margin of Buchanan Street, formerly Carroll Street, 38 feet to the line of the property previously conveyed to Mallernee Realty Co.

Being the same property conveyed to W. A. McWhirter by deed from Ashley Enterprises of record in Book 7907, Page 155, Register's Office for Davidson County, Tennessee. The said W. A. McWhirter having since died and property is vested in Mary Edith McWhirter by Will filed in the unprobated Will Book # None given, Probate Court for Davidson County, Tennessee. Filed of Record 98UP16 dated 2-25-98

This is the same description as in previous deed of record.

Taxes for 1998 have been pro-rated and assumed by Grantee(s).

This is improved property known as 708 Buchanan, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald Eugene Peoples, unmarried, his heirs and assigns, forever; and I, Mary Edith McWhirter, a widow do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 my hand this the 18th day of February, 1998.

BOOK 10809 PG 103

Mary Edith McWhirter
Mary Edith McWhirter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Edith McWhirter, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of February, 1998.

Jane W. Floyd
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,000.00.

Carol McWhirter
AFFIANT

Subscribed and sworn to before me this 18th day of February, 1998.

Jane W. Floyd
NOTARY PUBLIC
My Commission Expires: 1/27/2001

JANE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

0404687
IDENTIFICATION REFERENCE
98 FEB 25 PM 12:41

7646 02/25 0101 03CHECK 194.00

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

RECEIVED OF _____

FOR _____

BOOK 10809 PG 104

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| CONSIDERATION | 50000.00 |
| CON TX | 185.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 194.00 |
| CHECK | 194.00 |

02/25/98 01 13:40 0001 7646

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

0404687
IDENTIF. & REFERENCE
98 FEB 25 PM 12:41

**No.** 1258117