BOOK 10809 PG 102

RE-RECORD BOOK 10813 PG 341

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.

RE-RECORD
98 FEB 27 PM 1:08

0405910

Witness my hand this the 18th day of February, 1998.

BOOK 10809 PG 103

Mary Edith McWhirter

Mary Edith McWhirter

RE-RECORD

BOOK 10813 PG 845

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.

NOTARY PUBLIC

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.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 1/27/2001

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IDENTIF. & REFERENCE
98FEB25 PM12:41

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