11258 910 Bk 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 10/12/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd L. Peek (NAME)	~~NationsBank, N.A.~~ Owner (NAME)	MAP 95-04
189 Graylynn Drive (ADDRESS)	(ADDRESS)	PARCEL 179
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Susan Swift

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Floyd L. Peek

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 3rd Civil District of said County, being a part of a lot marked "Warwick" on the Plan of Eva Mor Heights, of record in Book 1424, page 149 in the Register's Office for said County, and being part of Lot No. 6 on the Map of the Vaughn and Ellis Lands as of record in Book 332, page 172 and 173 in said Register's Office, and described partly according to an unrecorded survey made by J. R. Wauford & Company, Engineers, on June 9, 1959, as follows:

BEGINNING at a point in the easterly margin of Graylynn Drive 325.11 feet from the southwestern corner of the lot conveyed to Esso Standard Oil Company by deed of record in Book 2447, page 731, in the Register's Office for said County, said 325.11 feet being measured along the easterly margin of said Graylynn Drive; thence South 26 deg. 52 min. West 70 feet to an iron pin; thence North 87 deg. 57 min. East 333.5 feet to an iron pin; thence North 3 deg. 50 min. West 62.3 feet; thence South 87 deg. 57 min. West 297.3 feet to the point of beginning.

Also conveyed herewith is an easement for ingress and egress on a strip of land 12 feet wide measured along the easterly margin of Graylynn Drive and joining and lying adjacent to the northern boundary line of said property described herein, the width of the easement on the western boundary line being 10.7 feet.

Being the same property conveyed to Susan Swift, a married person but taking title in her name individually, by deed from Jamo, Ltd., a partnership of Ernest M. Tomlinson (now deceased) and James R. Doran, James R. Doran, individually, and Frances G. Tomlinson (widow and devisee under the Last Will

CONTINUED

unimproved ( )
This is improved (X) property, known as 189 Graylynn Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 15th day of December 19 98

Susan Swift 12-15-98

Susan Swift

Louie S. Swift

910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Swift and husband, Louie S. Swift

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of December 19 98

Commission expires 6/12/2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public, within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Susan Swift

TO

Floyd L. Peek

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 DEC 18 AM 10:33
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

052699

LEGAL DESCRIPTION CONTINUATION

and Testament of Ernest M. Tomlinson) of record in Book 9644, page 52, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easement for sanitary sewers and/or storm drainage of record in Book 4717, page 444, in the Register's Office for Davidson County, Tennessee.

I, Louie S. Swift, husband of Susan Swift, do hereby join in the provisions of this instrument for the purpose of transferring unto the said Floyd L. Peek, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

2399 12/18 0101 03CHECK 977.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

913

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

11258

	CAMT
	260000.00
CON TX	962.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	977.00
CHECK	977.00

12/18/98 01 10:33 0001 2399

0526991
IDENTIF. # REFERENCE

98 DEC 18 AM 10:33

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401845