WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37645)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 99

Notary Public

MY COMMISSION EXPIRES: 5/26/02

(AFFIX SEAL)

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Peacock	First American National Bank	113-95
(NAME)	(NAME)	
8041 Old Charlotte Pike	First American Center	9D-13040
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37237	
(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, Lawrence E. Luna and wife, Wanda D. Luna

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Peacock, unmarried

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:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on South side of Charlotte Road, being a portion of Tract #2 of the Authur Lee Williams land of record in Book 1726, Page 561, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center line of Charlotte Road, N. 84 deg. E. 761 feet from A.L. Williams' N.W. corner; thence S. 17 deg. 45' E. 69 feet to an iron stake in margin of westerly driveway; thence S. 84 deg. 30' E. 93.5 feet to a Tan Oak tree on margin of driveway; thence S. 46 deg. E. 76 feet to a Locust tree on margin of driveway; thence S. 54 deg. E. 96 feet passing a stake in margin of driveway to a stake in the center line of the easterly driveway; thence with the center line of the easterly driveway N. 9 deg. 30' W. 272 feet to a point in the centerline of Charlotte Road; thence S. 65 deg. W. 240 feet to the point of beginning, containing .77 acres, more or less.

BEING the same property conveyed to Lawrence E. Luna and wife, Wanda D. Luna by deed from Emily Choate of record in Book 9617, Page 556, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

This is improved (X) property, known as 8041 Old Charlotte Pike, Nashville, TN 37209 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 our hand s this 26th day of February, 19 99

Lawrence E. Luna

Wanda D. Luna

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 Lawrence E. Luna and wife, Wanda D. Luna

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 Nashville Tennessee this 26th day of February, 1999.

Commission expires 5/26/02

ALAN D. MILLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ w _____ 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

0559889

99 MAR 11 PM 3:21

7316 03/11 0101 03CHECK 32.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11380** PG. **118**

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

05599889

99MAR 11 PM 3:21

CAMT	85900.00
CON TX	317.83
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	328.83
CHECK	328.83

03/11/99 01 15:20 0001 7316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436458