BOX 61

BOOK 11662 PAGE 396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Subscribed and sworn to before me, this 7th day of September, 1999.

NOTARY PUBLIC AT LARGE

My Commission Expires:

My Commission Expires November 24, 2001

Affiant

Notary Public

WARRANTY DEED

.00 09/15 0101 03CHECK 270.00

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
1161 MURFREESBORO ROAD
SUITE 324
NASHVILLE, TN 37217

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JAMES E. PEACH AND WIFE, DANA A. PEACH 197 WOODSON LANE NASHVILLE, TENNESSEE 37211 MAP & PARCEL NO. 133-7-261	SAME

93 SEP 15 AM 9:20

06359001

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, *BEN D. STONER, JR. AND WIFE, YVONNE M. STONER*,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY *JAMES E. PEACH, AND WIFE, DANA A. PEACH*,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 58 on the map of Parma Heights Subdivision, as of record in Book 2133, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 80 feet on the south side of Woodson Lane and runs back 167 feet on the easterly line and 117.6 feet on the westerly line to a broker line, measuring 106 feet thereon.

Being the same property conveyed to the Ben D. Stoner, Jr. herein by Quitclaim Deed from Richard L. Albers, Trustee, dated January 22, 1991, and recorded January 23, 1991, in Book 8279, Page 843, of the Register's Office for Davidson, Tennessee. See also Book 7748, Page 678, Book 5399, Page 263, Book 5196, Page 508, Book 4539, Page 154, and Book 106, Page 397, all of the same Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 197 WOODSON LANE, NASHVILLE, TENNESSEE 37211

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HANDS THIS 7TH DAY OF SEPTEMBER, 1999.

Ben D. Stoner Jr.
BEN D. STONER, JR.

Yvonne M. Stoner
YVONNE M. STONER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 1999, before me personally appeared Ben D. Stoner, Jr. and wife, Yvonne M. Stoner to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

My Commission Expires
November 24, 2001

Notary Public

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WARRANTY DEED

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11662 PAGE 398

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

0635901

REFERENCE

99 SEP 15 AM 9:20

TRE

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	270.00
CHECK	270.00

09/15/99 01 09:23 0001 8492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516465