Return to: Box 50B (JC)

Instr:200007180070780 Page: 1 OF 2
REC'D FOR REC 07/18/2000 10:45:47AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $943.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF July , 2000

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: Sept 23, 2000
(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
GEORGE J. FLANIGEN, IV (NAME)	BANK OF AMERICA (NAME)	MAP 129-07
6515 MELINDA DRIVE (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 045.00
NASHVILLE, TENNESSEE 37205 (CITY) (STATE) (ZIP)	Tucker GA 30084 (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, MARK O'BRIEN PEELER AND WIFE, SUSAN K.T. PEELER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE J. FLANIGEN, IV

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 in Davidson County, Tennessee, BEING Lot No. 40, on the Plan of West Meade Farms, Inc., Section VI, as of record in Book 2331, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 40 fronts 174 feet on the southeasterly side of Melinda Drive, and runs back between lines, 297 feet on the northeasterly line and 284.4 feet on the southwesterly line, to a dead line in the rear on which it measures 151 feet.

Being the same property conveyed to Mark O'Brien Peeler and wife, Susan K.T. Peeler by deed from Ellene G. Douglas, a widow, of record in Book 10383, Page 435, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2331, page 125; Subject to sanitary sewer and storm drainage easement of record in Book 4867, Page 182; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6515 MELINDA DRIVE, NASHVILLE, TENNESSEE 37205
(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 our hand s this 14th day of July , 2000

MARK O'BRIEN PEELER

Susan K T Peeler

SUSAN K.T. PEELER

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 MARK O'BRIEN PEELER AND WIFE, SUSAN K.T. PEELER

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 14th day of July, 2000.

Commission expires 5-30-2004

Catherine R. Vass
Notary Public

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004

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 _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

MARK O'BRIEN PEELER AND WIFE,
SUSAN K.T. PEELER

TO

GEORGE J. FLANIGEN, IV

RETURN TO:

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