THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 box 8

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles M. Flowers, Jr. 5716 Stonebrook Drive Brentwood, TN 37027	Leader Federal Savings & Loan Association 158 Madison Avenue Memphis, Tennessee 38103	160-9 14-D 6DU-79516

WARRANTY DEED

BOOK 6592 PAGE 166

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fred B. Peek and wife, Jo Ann M. Peek hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles M. Flowers, Jr., unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 5716 on the plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, pages 376 and 377, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Jo Ann M. Peek by deed from Haury & Smith Contractors, Inc., of record in Book 6048, page 454, and by Quitclaim deed of record in Book 6592, page 163, being recorded simultaneously herewith, both in Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5818, page 915, Book 5818, page 925, and Book 5868, page 70, said Register's Office.

This instrument is executed on behalf of Fred B. Peek and Jo Ann M. Peek by Jim Terrell as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 5716 Stonebrook Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of June, 1985.

Jo Ann M. Peek by Jim Terrell
Jo Ann M. Peek
BY: Jim Terrell, Attorney in Fact

Fred B. Peek by Jim Terrell
Fred B. Peek
BY: Jim Terrell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19__, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6592 PAGE 167

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF. Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 62,250.00.

Charles M. Flowers Jr.
Affiant

Subscribed and sworn to before me, this the 24th day of June, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Jim Terrell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Fred B. Peek and Jo Ann M. Peek as their Attorney in Fact as the free act and deed of the within named Fred B. Peek and Jo Ann M. Peek.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1985.

NOTARY PUBLIC

My commission expires: 10-24-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Fred B. Peek and wife, Jo Ann M. Peek

to:
Charles M. Flowers, Jr., unmarried

return to: jcb
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23709

BOOK 6592 PAGE 168

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Jim Terrell

Sworn to and subscribed before me this 24th day of June, 19 85.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

J.I. 6.2.3.1

IDENTIF. REFERENCE

JUN 26 12 39 PM 1985

FELIX A. HILLSMAN, JR. REGISTER
DAVIDSON COUNTY, TN

3158 06/25 171.35 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6592 PAGE 169

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		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

62250.00- CAMT.
161.72 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 171.22-
2158A06/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 6 2 3. I.

IDENTIF. REFERENCE

JUN 26 12 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148499