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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Leotis Peterman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 86

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leotis Peterman, et ux (NAME)	Mortgage Trust Company (NAME)	Map 162-13
109 Cedarmont Court (STREET ADDRESS OR ROUTE NUMBER)	Suite 100, 2401 Richard Jones Rd. (STREET ADDRESS)	Parcel 43
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	FB# 5DU 32541

FOR AND IN 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, Richard Sells and wife, Dixie D. Sells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leotis Peterman and wife, Lucy B. Peterman

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. 42 on the Revised Plan of Section One Cedarwood Estates, of record in Book 4675, page 62, Register's Office for said County.

SAID Lot No. 42 fronts 43.63 feet on the westerly margin of the cul-de-sac at the terminus of Cedarmont Court and extends back 129.42 feet on the northerly line and 106.31 feet on the southeasterly line to a broken line in the rear, measuring 146.33 feet thereon.

BEING the same property conveyed to Dixie D. Sells by deed from Robert W. Adams and wife, Linda S. Adams of record in Book 6071, page 51, Register's Office for said County.

THIS conveyance is made subject to (a) property taxes for 1986 for which Grantess will be responsible; (b) restrictive convenants of record in Book 4753, page 683, Register's Office for said County; and (c) the matters set forth on said plan.

Richard Sells joins in this conveyance solely for the purpose of conveying any marital interest he may have in subject property.

THE execution of this deed by Grantors is effected by the signature of her Attorney-In-Fact, Richard Sells, pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to the recording hereof.

This is unimproved ( ) improved (XX property, known as 109 Cedarmont Court, Nashville, TN 37211 (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 25th day of August, 19 86

Richard Sells
Richard Sells

Dixie D. Sells
Dixie D. Sells by Richard Sells
Attorney-In-Fact By Richard A. Sells

STATE OF TENNESSEE
COUNTY TAX
$ 395.00
8/29/86 12:03 PM

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Richard Sells, to me known to be the person who executed the foregoing instrument in behalf of Dixie D. Sells, who acknowledged that he executed the same as the free act and deed of said Dixie D. Sells.

~~the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained~~ Witness my hand and official seal at Nashville, Tennessee, this 25th day of August 1986.

Commission expires 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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
Richard Sells and wife,

TO
Dixie D. Sells

TO
Leotis Peterman and wife,

Lucy B. Peterman

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
AUG 27 2 31 PM '86

35920

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

79000.00- CAMT.
221.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 227.70-
5013A08/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35920

IDENTIFICATION REFERENCE

Aug 27 2 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 287981