FILE IN BOX #4
MAP 130-7 PARCEL 80
7DA-34035
MAP 130-7 PARCEL 81
7DA-34030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 385,000.00 .

David A. Young
Affiant

Subscribed and sworn to before me this the 24th day of December, 1986.

My Commission Expires: 2/19/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
CHICKERING VENTURES, INC.	owner
Suite 1150 (Name)	(Name)
2100 West End Ave.	
(Street Address)	(Street Address)
Nash. Tenn. 37203	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, EUGENE S. PEISER and wife, RITA C. PEISER , hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto CHICKERING VENTURES, INC. , hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1:
BEING Lot No. 6 on the Plan of a Resubdivision of Part of Royal Oaks Subdivision, as of record in Book 1424, Page 31, Register's Office for Davidson County.

SAID Lot No. 6 fronts 150 feet on the southerly side of Iroquois Place and runs back 305.8 feet on the easterly line and 327.1 feet on the westerly line, to a dead line, measuring 151.5 feet thereon.

BEING the same property conveyed to Eugene S. Peiser and wife, Rita Peiser, by Deed from Frank E. Ratner and wife, Elizabeth Ratner, of record in Book 2292, Page 479, Register's Office for Davidson County, Tennessee, and by Deed from Eugene S. Peiser and wife, Rita Peiser, of record in Book 6572, Page 424, said Register's Office.

TRACT NO. 2:
BEING Lot No. 7 on the Plan of a Resubdivision of Part of Royal Oaks Subdivision, as of record in Book 1424, Page 31, Register's Office for Davidson County.

SAID Lot No. 7 fronts 150 feet on the southerly side of Iroquois Place and runs back 327.1 feet on the easterly line and 335 feet on the westerly line, to a dead line in the rear, which is a broken line, measuring 149.6 feet thereon.

BEING the same property conveyed to Rita C. Peiser, by Deed from Louis H. Brooks, Jr., and Boris J. Brooks, of record in Book 6465, Page 470, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantors herein.

THIS is improved property, known as 4009/4013 Iroquois Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" that they 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 "Grantor(s)" do further covenant and bind theirselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" have caused their names to be affixed hereto on this 24th day of December, 1986.

EUGENE S. PEISER

RITA C. PEISER

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named EUGENE S. PEISER and wife, RITA C. PEISER, the bargainors, 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 24th day of December, 1986.

My Commission Expires: 2/19/88

Notary Public

7.7.189

IDENTIFICATION REFERENCE

Dec 29 6 27 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7084 PAGE 213

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

3000 .00- CAPT.
1078.00 CSTAX
.50 PREE
6.00 WDF C
CHECK 1084.50-
1053R12/23/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.18.9.

IDENTIFI REFERENCE

Dec 29 6 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27539