WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Frances L. Blanchette 1005 9th St Old Hickory Tn 37138	Owner	052-7-109

1586 04/06 0101 03CHECK 125.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,500.00.

Frances L. Blanchette
Affiant

Subscribed and sworn to before me this 5th day of April, 1988.

Notary Public

My Commission Expires:
1/2/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, we BOBBY B. PEYTON and wife, RUTH A. PEYTON, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto FRANCES L. BLANCHETTE, hereinafter referred to as Grantee, her heirs, successors 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 the northerly half of Lot No. 13 of Block "A", on the unrecorded Plan of Homeacres, as subdivided by Blancard and Parrish, Surveyors, on October 26, 1939, described as follows:

Beginning on the easterly margin of Center Street, at the southwest corner of the property conveyed to E. C. Chance, Inc., by deed from Walter Jenson and wife, of record in Book 3676, page 151, Register's Office for said County; thence partially along said Chance's southern boundary line, easterly 334.7 feet; thence southerly 50 feet; thence westerly 334.7 feet to the easterly margin of Center Street; thence with the same northerly 50 feet.

Being a portion of the property conveyed to Bobby B. Peyton and wife, Ruth A. Peyton by deed from E. C. Chance, Inc. and Morgan Gentry, et ux, of record in Book 3996, page 968, Register's Office for Davidson County, Tennessee.

This is improved property, known as 623 Center Street, Nashville, Tennessee

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, her heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1988 which the Grantee herein assumes and agrees to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 1 day of April, 1988.

Bobby B. Peyton

Bobby B. Peyton

Ruth A. Peyton

Ruth A. Peyton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of April, 1988, before me personally appeared BOBBY B. PEYTON and wife, RUTH A. PEYTON, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 5th day of April, 1988.

Teresa A. Smith

Notary Public

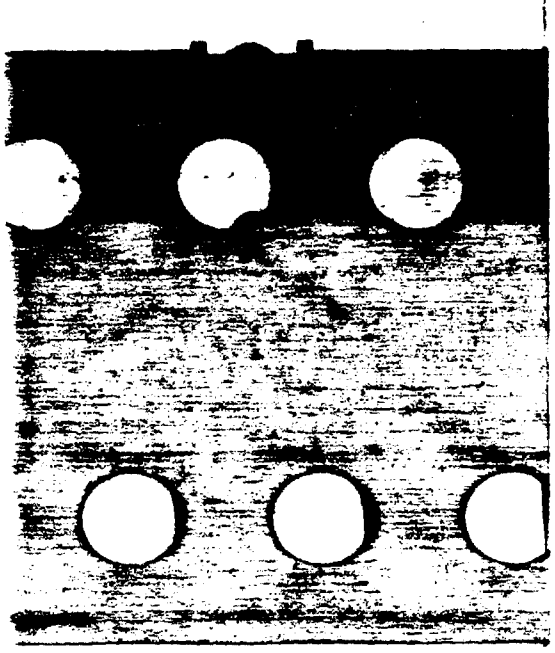
My Commission Expires:
11/21/90

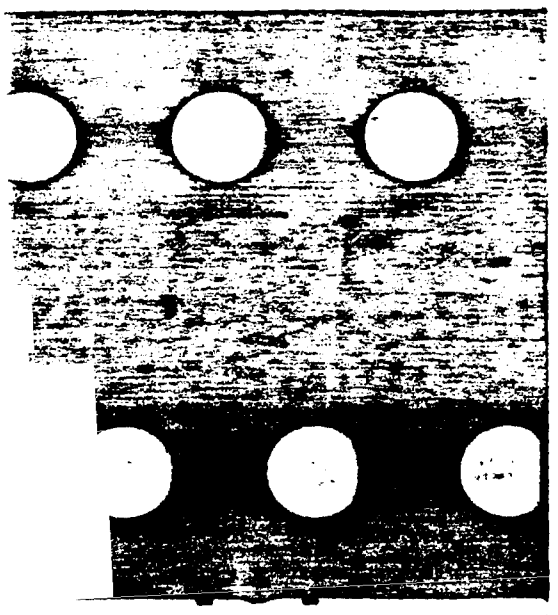
18960

IDENTIFICATION REFERENCE

APR 6 8 42 AM '88

FILED WITHIN THE REGISTER DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7509 PAGE 318

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 42500.00
CON TX 119.00
PRFEE 0.50
WDEED 6.00
TOTAL 125.50
CHECK 125.50
04/06/88 01 07:49 0001 1586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18960

IDENTIFICATION REFERENCE

APR 6 8 42 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77780