File No: 8362-1

BOOK 7568 PAGE 216

Address New Owner:	Send Tax Bills To:	Map/Parcel
Benjamin J. Peters etux	Same	Map 118-11
900 OLD HICKORY BLVD.		Par 64
BRENTWOOD, TN 37027		

3417 06/09 0101 03CHECK 328.50

WARRANTY DEED

FOR AND IN CONSIDERATION 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, MYRTLE R. MATTHEWSON, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said BENJAMIN J. PETERS and wife, CLARA J. PETERS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being 1, Block D, as shown on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County, to which plan reference is hereby made for a more accurate description of said lot.

Being the same property conveyed to John Mathewson and wife, Myrtle R. Mathewson, by deed from Defense Homes Corporation, of record in Book 1318, Page 416, Register's Office for Davidson County, Tennessee. The said John Mathewson having since died.

This property is conveyed subject to the Plan of record in Book 1130, Page 36, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 2832 Bransford Avenue, Nashville, Tennessee.

The Contract of Sale survives the closing.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said BENJAMIN J. PETERS and wife, CLARA J. PETERS, their heirs and assigns, forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 my hand on this 7th day of June, 1988.

38286

IDENTIFICATION REFERENCE

JUN 9 11 43 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

Myrtle R. Mathewson
MYRTLE R. MATHEWSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

X Benjamin J. Peters
AFFIANT

Sworn to and subscribed before me this 7th day of June, 1988.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

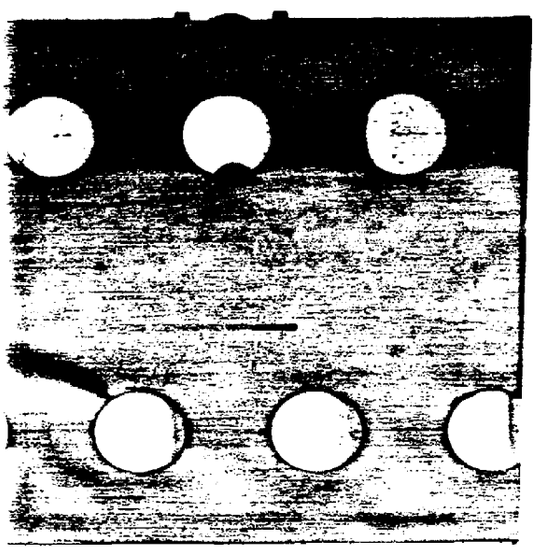
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myrtle R. Mathewson, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

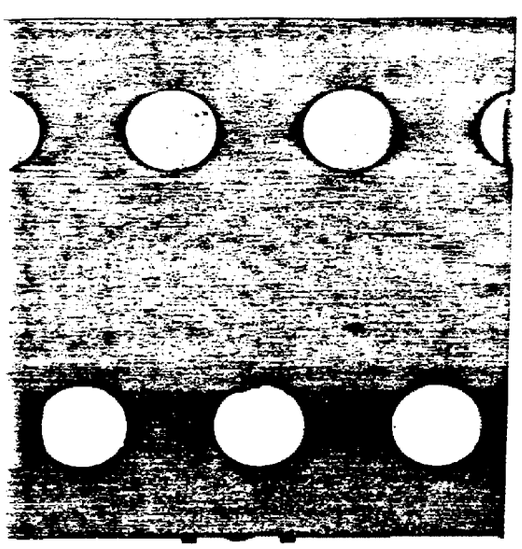
Witness my hand and official seal at Brentwood, Tennessee, this 7th day of June, 1988.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027





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 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	
				115000.00
			CON TX	322.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	328.50
			CHECK	328.50
06/09/88		01	11:45 0001	3417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38286

IDENTIFICATION REFERENCE

JUN 9 11 43 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100280