This Instrument Prepared By:
Kristine M. Hanson, Attorney
Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

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FILE BOX #52

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith R. McPeters	Commercial Federal Mortgage Corporation	84-12-39
(NAME)	(NAME)	
3120 Knobdale Road	2120 South 72nd Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Omaha, NE 68124	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and No/100----------
----------($10.00)---------- *Dollars.*

Cash in hand paid by Keith R. McPeters and wife, Vickie J. McPeters and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

6881 07/14 0101 03CHECK 415.70

Candace S. Simpson, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Keith R. McPeters and wife, Vickie J. McPeters

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, said Register's Office.

Said Lot No. 1 is described as beginnning at a point in the easterly margin of Knobdale Road the common corner of Lots 1 and 2; thence with the line between said lots, easterly 200 feet to a point; thence southerly 200 feet to a point in the northerly margin of Lumar Lane; thence with the margin of said Lane, westerly 180 feet to the beginning of a curve; thence along said curve, northwesterly 31.42 feet to the easterly margin of Knobdale Road; thence with the margin of said road, northerly 180 feet to the beginning.

Being the same property conveyed to Lance E. Simpson and wife, Candace S. Simpson by deed from General J. Pratt, Jr. and wife, Lara Nadine Pratt of record in Book 5897, page 486, Register's Office for Davidson County, Tennessee. Lance E. Simpson has since died, and his interest passed to his wife, Candace S. Simpson as the surviving tenant by the entirety.

4916 IDENTIFICATION REFERENCE
Jul 14 12 28 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 124,000.00
Subscribed and sworn to before me this the 6th *day of* July *19* 88
Affiant
My Commission expires: 5/19/91 *(Affix Seal)*
Notary Public

NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved (X) property, known as 3120 Knobdale Road, Nashville, TN 37214
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 6th *day of* July *, 19* 88 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Candace S. Simpson

Candace S. Simpson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me Judy A. Lehman *, a Notary Public in and for said County and State* Candace S. Simpson

the within named 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* 6th *day of* July *, 19* 88

Judy A. Lehman
Notary Public

Commission expires 5/19/91

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ *, a Notary Public 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* _____ *of the* _____ *, the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____ *.*

Witness my hand and seal, at office in _____ *, this* _____ *day of* _____ *, 19* _____ *.*

_____ *Notary Public*

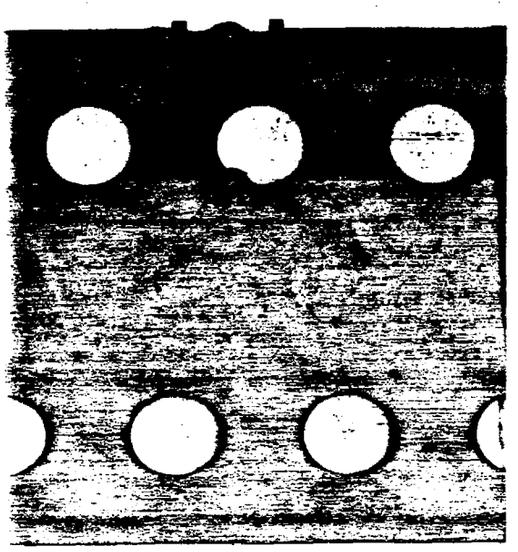
Commission expires _____

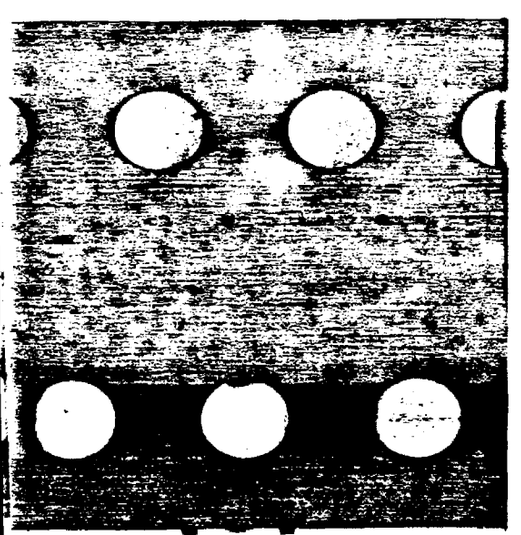
WARRANTY DEED

FROM Candace S. Simpson

TO Keith R. McPeters and wife, Vickie J. McPeters

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999





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
				124000.00
				CON TX 409.20
				PRFEE 0.50
				MOEED 6.00
				TOTAL 415.70
				CHECK 415.70
07/14/88	01			12:30 0001 6881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4916 2

IDENTIFT REFERENCE

JUL 14 12 28 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112710