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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dale M. Peterson	First Investment Company	18-15
(NAME)	(NAME)	
3511 Moultrie	P. O. Box 749	Parcel 20
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
San Diego, CA 92117	Columbus, Ohio 43216	GO 14226
(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 Dale M. Peterson and wife, Betsy M. Peterson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Dale M. Peterson and wife, Betsy M. Peterson have assumed and agreed to pay an original indebtedness to First Investment Company in the amount of $87,000.00 of record in Book 6871, page 654, Register's Office for Davidson County, Tennessee.

SAN DIEGO REALTY EXCHANGE, INC., a California Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said Dale M. Peterson and wife, Betsy M. Peterson *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, within the City Limits of Goodlettsville, Tennessee, being the northerly part of Lot No. 40 of the Revised Map of Moncrief's Subdivision of the North part of the Allen Mathes Land, not of record, and more particularly described according to a survey by Donald R. Carver, Registered Land Surveyor, dated May 7, 1978, as follows:

Beginning at an iron pin in the south line of Moncrief Avenue, this point being 487.8 feet westerly of the center of Brick Church Pike in a curve with a radius of 819.02 feet; thence leaving the road S 21 degress 13 minutes West for a distance of 381.50 feet to an iron pin in a fence line; thence N 65 degrees 30 minutes West 98.50 feet to an iron pin in a fence line, the westerly line of this property; thence N 22 degrees 06 minutes East 343.57 feet to a point in the southerly margin of Moncrief Avenue in a curve with a radius of 819.02 feet; thence around said curve in a westerly direction a distance of 106.23 feet to the point of beginning, contained 36,975 square feet, more or less.

Being the same property conveyed to San Diego Realty Exchange, Inc., a California Corporation by quitclaim deed from Joe K. Sanders and James A. Tidwell of record in Book , page , Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 102,000.00
Affiant
Subscribed and sworn to before me this the 13th *day of* March *19* 89
Notary Public
My Commission expires: 5-19-91
(Affix Seal)

NOTARY PUBLIC AT LARGE

This is improved (X) property, known as 545 Moncreif, Goodlettsville, Tennessee 37072
unimproved ( )
(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 8TH *day of* March *, 19* 89 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SAN DIEGO REALTY EXCHANGE, INC.
BY: Donald Block
President and Secretary

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 7793 PAGE 511

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

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 _____

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN
Mar 15 10 44 AM '90

IDENTIFICATION REFERENCE

6533

(CORPORATION)

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO } SS.

On MARCH 8, 1990 before me, the undersigned, a Notary Public in and for said County and State, personally appeared DONALD D. COOK

personally known to me (~~or proved to me on the basis of satisfactory~~ evidence) to be the _____ president, and _____, known to me (or proved to me on the basis of satisfactory evidence) to be _____ Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument, on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Loretta J Riggio

W-25B Name (Typed or Printed)

Westland Title Company

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
LORETTA J. RIGGIO
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Expires Sept. 10, 1991

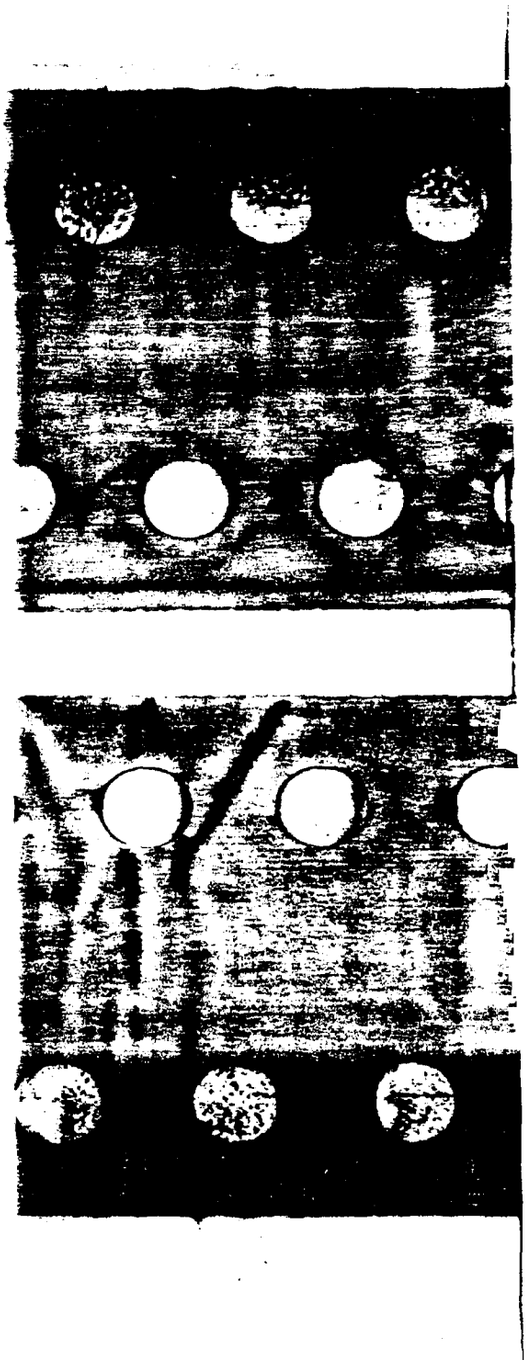
WARRANTY DEED

FROM

TO

5824 03/15 0101 03CHECK 343.10

Compliments of
LEHMAN LAND TITLE, INC.
156 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 _____

BOOK 7793 PAGE 512

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 102000.00
				CON TX 336.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 343.10
				CHECK 343.10
03/15/89	01			10:47 0001 5824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16533

IDENTIFICATION REFERENCE

Mar 15 10 [illegible] '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190352