BOX 15

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 1989

Notary Public

MY COMMISSION EXPIRES May 26, 1993

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Peter F. Bird, Jr. (NAME)	Leader Federal Bank for Savings (NAME)	145-10 #28
1321 Otter Creek Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (P O ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM 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, WE, E.D. Peeler, Jr. and wife, Joyce D. Peeler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter F. Bird, Jr. and wife, Karen D. Bird

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 127 of Tyne Valley Estates, Section 9, of record in Book 3700, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 185 feet along the southerly margin of Otter Creek Road and runs back between lines 327.5 feet on the westerly line and 303.8 feet on the easterly line to a line at the rear measuring 186.5 feet thereon.

Being the same property conveyed to E. D. Peeler, Jr. and wife, Joyce D. Peeler by deed from Haury & Smith Contractors, Inc. of record in Book 4138, page 738, Register's Office for Davidson County, Tennessee.

85084

IDENTIF. REFERENCE

Nov 28 3 35 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

This is improved ( ) unimproved ( ) property, known as XX 1321 Otter Creek Road, Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 their hands this 22nd day of November, 1989

E.D. Peeler, Jr.

Joyce D. Peeler
Joyce D. Peeler

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Larry N. Westbrook, a Notary Public in and for said County and State, the within named E.D. Peeler, Jr. and wife, Joyce D. Peeler

the bargainor, 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 22nd day of November, 1989.

Commission expires May 26, 1993

Larry N. Westbrook
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

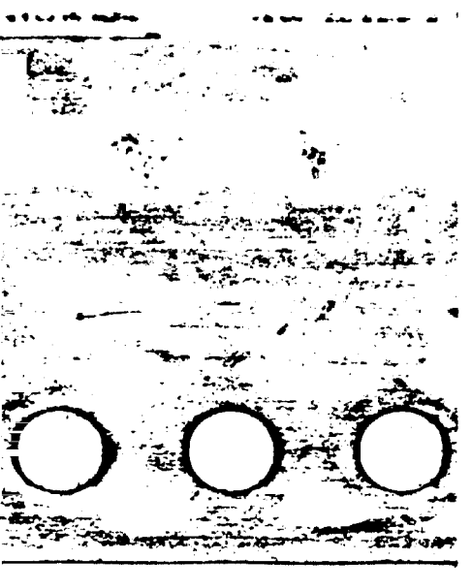
WARRANTY DEED

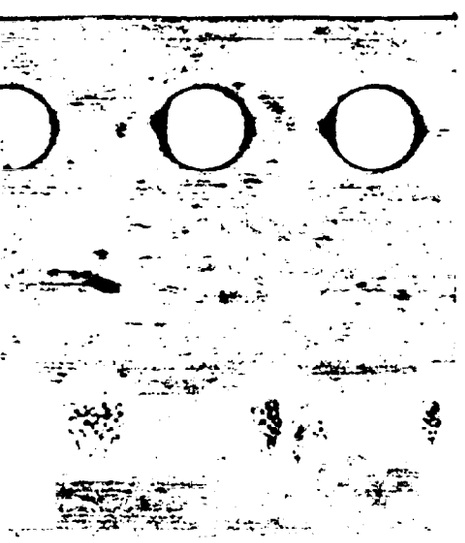
FROM
E.D. Peeler, Jr. and wife, Joyce D. Peeler

TO
Peter F. Bird, Jr. and wife, Karen D. Bird

Compliments of
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

3012 11/28 0101 03CHECK 699.67





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 209900.00
				CON TX 692.67
				PRFEE 1.00
				MDEED 6.00
				TOTAL 699.67
				CHECK 699.67
11/28/89	01			15:33 0001 8012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85084

IDENTIF. TREFERENCE

Nov 28 3 35 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 270304