Box 53

BOOK 8018 PAGE 962 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

William B. Geiger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF DECEMBER 19 89

Carolyn Dietzke
Notary Public

MY COMMISSION EXPIRES: 1/23/93

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
PEAK RETURNS, LTD.	KNUTSON MORTGAGE	MAP 148-8
(NAME)	(NAME)	
1105 SPEARPOINT DR.	8400 NORMANDALE LAKE BLVD. STE 600	PARCEL 61
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
HENDERSONVILLE TN. 37075	BLOOMINGTON, MINNESOTA 55437	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, CHARLES W. FENNELL AND WIFE, VICKIE A. FENNELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEAK RETURNS, LTD. A PARTNERSHIP COMPOSED OF WILLIAM B. GEIGER AND EDWARD E. CAPPS

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. 39 on the Plan of Oakwood Terrace, Section I, recorded in Book 4460, pges 54 and 55, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Charles W. Fennell and wife, Vickie A. Fennell, by deed of record in Book 5570, page 202, Register's Office for Davidson County, Tennessee.

93841

IDENTIFICATION REFERENCE

JAN 4 10 49 AM '90

DAVIDSON COUNTY, TN

0124 01/04 0101 03CHECK 158.80

This is unimproved ( ) improved (XX) property, known as 800 Oakwood Terrace Drive, Nashville, TN 37211
(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 heir 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 covey 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 our hands, this 30 day of DECEMBER, 19 89

Charles W. Fennell

Vickie A. Fennell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8018 PAGE 963

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES W. FENNELL AND WIFE, VICKIE A. FENNELL

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of December 19 89 ES

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

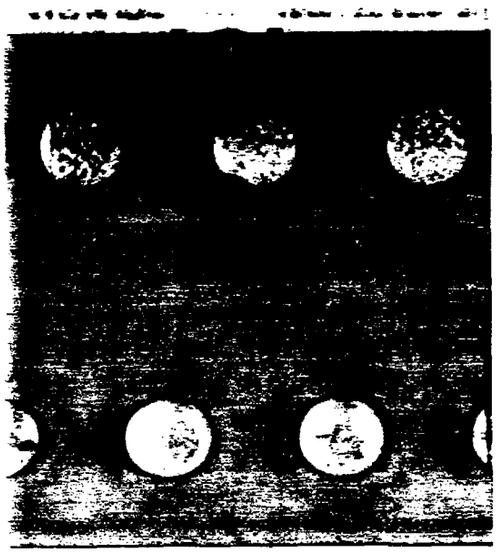
WARRANTY DEED

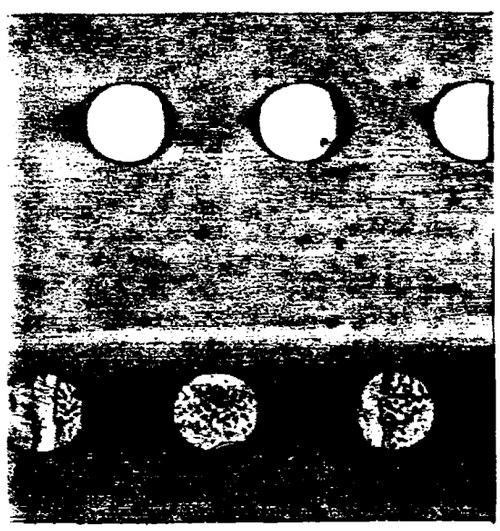
FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8018 PAGE 964

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 46000.00
CON TX 151.80
PRFEE 1.00
WDEED 6.00
TOTAL 158.80
CHECK 158.80

01/04/90 01 10:50 0001 0124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93841

IDENTIFICATION REFERENCE

JAN 4 10 49 AM '90

DAVIDSON COUNTY, TN

No. 281276