File Box 29

BOOK 8051 PAGE 857

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,983.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 1990.

Notary Public Ollie Mae Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Peterson (NAME)	First Wachovia Mortgage Co. (NAME)	MAP 83-2
1410 Roberts Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	PARCEL 92
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	27W-16075

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, Terry C. Adams and wife, Cheryl R. Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Peterson

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:

BEING part of Lot No. 8 on the Map of Martha Martin Lands, in the old 18th District of Davidson County, Tennessee, of record in Book 161, page 101, Register's Office for said County, and being known as the west 32 feet of Lot No. 3 and the east 47 feet of Lot No. 2 on the unrecorded map of part of said Lot No. 8, described according to a copy of a survey thereof made by E. R. Southgate and Sons, as follows:

Beginning at a point in the south margin of Roberts Avenue, said point being 28 feet west of the corner of Lots Nos. 3 and 4; thence southerly parallel to the line between said Lots, 100 feet to a point which is 2 feet east of the corner of Lots Nos. 7 and 8; thence westerly 79 feet to a point; thence northerly 100 feet to the south margin of Roberts Avenue; thence with the margin of same, easterly 77 feet to the beginning.

BEING the same property conveyed to Terry C. Adams and wife, Cheryl R. Adams by deed from Robert E. Palmore and wife, Rose M. Palmore, of record in Book 7809, page 773, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain deed of trust filed of record in Book 6083, page 728, said Register's Office, which the grantees herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

THIS conveyance is subject to any and all existing easements and restrictions of record

This is improved unimproved property known as 1410 Roberts Avenue, Nashville, TN 37206
(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 our hand s this 23rd day of February, 1990

Terry C. Adams

Cheryl R. Adams

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Terry C. Adams and wife, Cheryl R. Adams

(or proved to me on the basis of satisfactory evidence)

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 Nashville, Tennessee, this 23rd day of February, 1990

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE
County of Davidson

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the Terry C. Adams the within named bargainor, a corporation, and that (he) 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 _____

(his oath) (himself) (they)

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at 50 Century Blvd., Suite 120 on this the 23rd day of February, 19 90

My commission expires May 8, 1991

Ollie Mai Parsley Notary Public

WARRANTY DEED

FROM Terry C. Adams and wife, Cheryl R. Adams

TO James M. Peterson

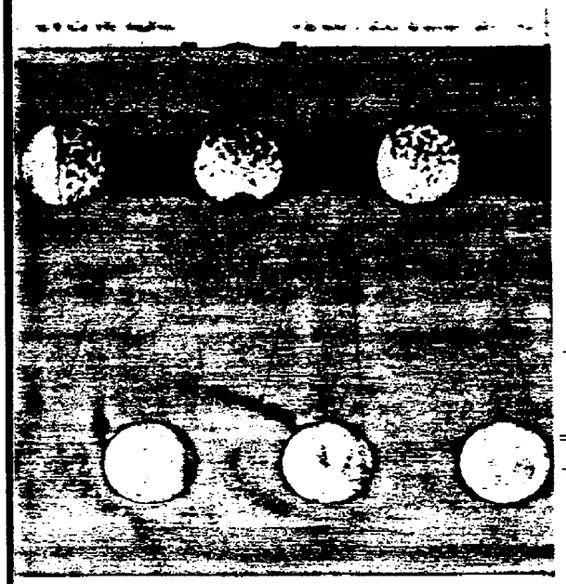
Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

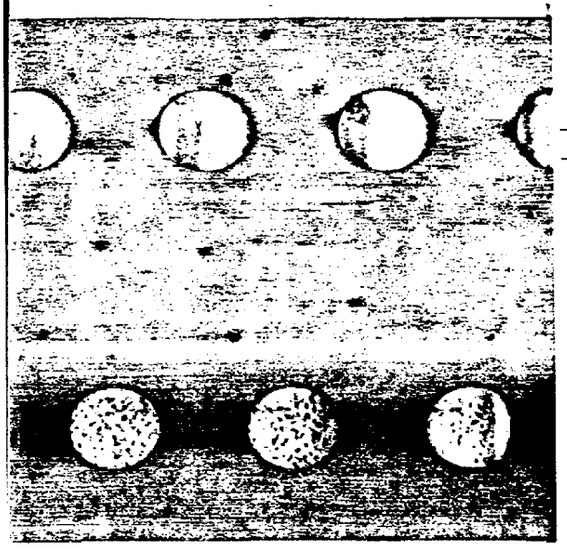
FEE REFERENCE

Feb 26 10 31 AM '90

5631 CHARGE CHECK 211-60

066199





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 61983.32
				CON TX 204.60
				PRFEE 1.00
				WDEED 6.00
				TOTAL 211.60
				CHECK 211.60
02/26/90	01			10:29 0001 5631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06199

IDENTIF. REFERENCE

FEB 26 10 31 AM '90

DAVIDSON COUNTY TN.

No. 295598