STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Eric S. Peterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 1990.

Notary Public

MY COMMISSION EXPIRES: 1-23-94

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

LAWLESS & ASSOCIATES, P.C.
19TH FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TN 37238-0068

BOOK 8158 PAGE 456

NAME	ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Eric S. Peterson, et ux 8520 Old Harding Lane Nashville, Tennessee 37221	same	Map 168 Parcel 7-2

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SEVENTH AVENUE PROPERTIES, LTD., A TENNESSEE LIMITED PARTNERSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC S. PETERSON AND WIFE, JOYCE C. PETERSON, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot 13 as shown on the Plan of Old Harpeth Estates, Section 1 of record in Book 6900, page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Seventh Avenue Properties, LTD., a Tennessee limited Partnership, by deed from William E. Crook d/b/a Regency Properties, of record in Book 7665, page 520, Register's Office for Davidson County, Tennessee.

This is improved property, known as 8520 Old Harding Lane, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and it does covenant with the said GRANTEES that it is 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 it does further covenant and bind itself, its 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 my hand, this 20th day of July, 1990.

SEVENTH AVENUE PROPERTIES, LTD.,
a Tennessee Limited Partnership

By Howard R. Peterson
Its: General Partner

4 3 5 4 9

JUL 23 1 31 PM '90

RECEIVED

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Howard R Peterson, with whom I am personally acquainted, and who acknowledged that they executed the within instruments for the purposes therein contained.

WITNESS my hand, at office, this 20th day of July, 1990.

Thomas W. Lawless
Notary Public

My Commission Expires: 1-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Howard R Peterson, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 20th day of July, 1990.

Thomas W. Lawless
Notary Public

My Commission Expires: 1-23-94

WARRANTY DEED

FROM

SEVENTH AVENUE PROPERTIES, LTD.,
a Tennessee Limited Partnership

TO

ERIC S. PETERSON AND WIFE, JOYCE C. PETERSON

Prepared by:

LAWLESS & ASSOCIATES, P.C.
19TH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-0068
(615-248-1900)

2620 07/23 0101 03CHECK 376.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8158 PAGE 458

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 112000.00
CON TX 369.60
PRFEE 1.00
MTGFEE 6.00
TOTAL 376.60
CHECK 376.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/23/90 01 13:33 0001 2620

4354S

INDEXING REFERENCE

JUL 23 1 32 PM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 339432