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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30307)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 140,000.00

Joseph F. Roesler
Affiant

Sworn and subscribed before me this 31st day of July, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Joseph F. Roesler 5630 Valley View Road Brentwood, TN 37027	Sears Mortgage Corporation 2500 Lake Cook Road Riverwoods, Illinois 60015	171-50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John L. Peterson, Jr. and spouse, Angela R. Peterson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph F. Roesler and spouse, Helen N. Roesler,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 38 on the plan of Brentwood Gardens, of record in Book 1130, page 16, Register's Office for said County.

SAID Lot No. 38 fronts 150 feet on the easterly margin of Valley View Road and extends back 416.1 feet on the northerly line and 420.3 feet on the southerly line to a dead line in the rear, measuring 150 feet thereon.

BEING the same property conveyed to John L. Peterson, Jr. and wife, Angela R. Peterson by deed from Sanford T. Rainwater, Trustee of record in Book 6662, page 151, re-recorded in Book 6666, page 313 both in Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

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6457 08/02 0101 03CHECK 469.00

This is improved property, known as: 5630 Valley View Road, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 1990.

John L. Peterson, Jr.

Angela R Peterson
Angela R. Peterson

State of Tennessee
County of Davidson

On this 31st day of July, 1990, before me the undersigned authority, personally appeared John L. Peterson, Jr. and Angela R. Peterson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

W & I 12/89

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 140000.00
				CON TX 462.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 469.00
				CHECK 469.00
08/02/90	01			14:24 0001 6457

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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No. 342928