BOOK 8402 PAGE 938

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 19 91

Notary Public

MY COMMISSION EXPIRES: 11/23/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID W. HARLAN (NAME)	KNUTSON MORTGAGE (NAME)	MAP 148-8
808 OAKWOOD TERRACE DRIVE (ADDRESS)	8400 NORMANDALE LAKE BLVD. STE 600 (ADDRESS)	PARCEL
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	BLOOMINGDALE, MINNESOTA 55437 (CITY) (STATE) (ZIP)	61

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

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, pages 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 PEAK RETURNS, LTD., A PARTNERSHIP COMPOSED OF WILLIAM B. GEIGER AND EDWARD E. CAPPS, by deed of record in Book 8373, page 409, Register's Office for Davidson County, Tennessee.

Grantees herein agree to assume the unpaid balance of a Note secured by a Deed of Trust of record in Book 5570, page 205, Register's Office for Davidson County, Tennessee, which Grantees agree to pay and further agree to hold Grantors harmless from same.

3272 1

IDENTIFICATION REFERENCE

Jul 23 9 52 AM '91

unimproved ( )
This is improved (XX) property, known as 808 OAKWOOD TERRACE DRIVE, ANTIOCH, TN 37013
(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 22nd day of July, 19 91

PEAK RETURNS, LTD.

BY: William B. Geiger

WILLIAM B. GEIGER, PARTNER

DAVID W. HARLAN

RITA L. HARLAN

DCTN01W 12/88 First Data Systems, Inc 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID W. HARLAN AND WIFE, RITA L. HARLAN

the bargainor S, 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 Goodlettsville, Tennessee, this 22nd day of July 19 91

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, WILLIAM B. GEIGER, Partner, PEAK RETURNS, LTD., with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Partner of PEAK RETURNS, LTD., and is authorized by PEAK RETURNS, LTD. to execute this instrument of its behalf.

WITNESS My hand and official seal this 22nd day of July, 1991.

My commission expires: 1/23/93

NOTARY PUBLIC

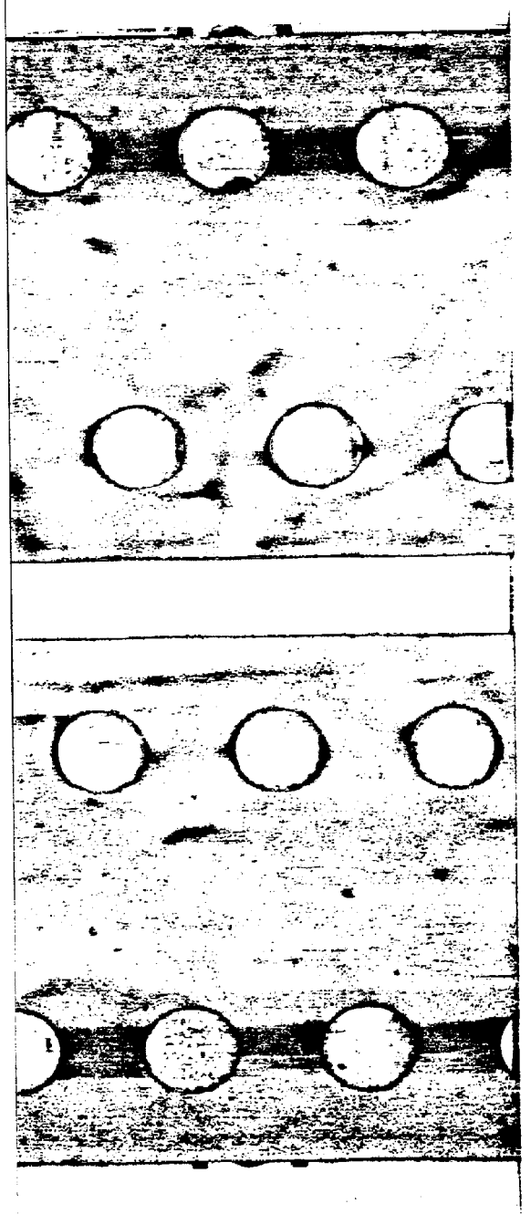
WARRANTY DEED

FROM

TO

RETURN TO:

3903 07/23 0101 03CHECK 224.93



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

RECEIVED OF _____

FOR _____

BOOK 8402 PAGE 940

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 58900.00
				CON TX 217.93
				PRFEE 1.00
				WDEED 6.00
				TOTAL 224.93
				CHECK 224.93
07/23/91		01		09:53 0001 3903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 2 7 2 1.

IDENTIFICATION REFERENCE

Jul 23 9 52 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 442886