PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jcb) (Title No: 30748)
Dav. Co. File: Box 8

PERCY WILKINS 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: $ 766,801.47

Donald K Peterson
Affiant

Sworn and subscribed before me this 23rd day of July, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Donald K. Peterson
11 Breckenridge
Nashville, TN 37215

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
158-4-A-89 FH-26041

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 **Sharon K. Lester and Thomas W. Schlater,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Donald K. Peterson and spouse, Maureen Peterson,** 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. 96 on the plan of resubdivision of lots 96, 97 and 98 into Lots 96 and 97 Otter Wood Section Two, Revised, of record in Book 7900, page 61, Register's Office for said County together with, as an appurtenance thereto, a 20 foot joint ingress and egress easement along the southerly portion of the broken southeasterly line of Lot 97 on said plan.

SAID Lot No. 96 fronts 294.01 feet on the northeasterly margin of Breckenridge and extends back 297.82 feet on the broken northwesterly line and 279.03 feet on the southeasterly line to a dead line in the rear, measuring 367.14 feet thereon.

BEING part of the same property conveyed to Sharon K. Lester and Thomas W. Schlater by deed from Otter Wood, a Tennessee Limited Partnership, of record in Book 8055, page 336, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7260, Page 483, said Register's Office, and to the matters set forth in the referenced Plan of record.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Joint Ingress/Egress Easement - Lots 96 and 97

Grantor, as owner of both Lots 96 and 97 on the referenced subdivision Plan, hereby further defines the joint ingress/egress easement rights shown on said Plan at the southeasterly corner of lot 97 and the southwesterly corner of lot 96 by specifying that the owners of the two properties shall have the obligation to share equally the costs of maintenance and repair the the joint portion of the driveway access and that neither owner is permitted to unreasonably impair or impede the access to and use of the joint easement area by the other. These covenants shall be appurtenant to the described properties and run with the land.

This is improved property, known as: 11 Breckenridge, Nashville, TN 37215

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 23rd day of July, 1991.

Sharon K. Lester

Thomas W. Schlater

State of Tennessee
County of Davidson

On this 23rd day of July, 1991, before me the undersigned authority, personally appeared Sharon K. Lester and Thomas W. Schlater, 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 the execution as a free act and deed.

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

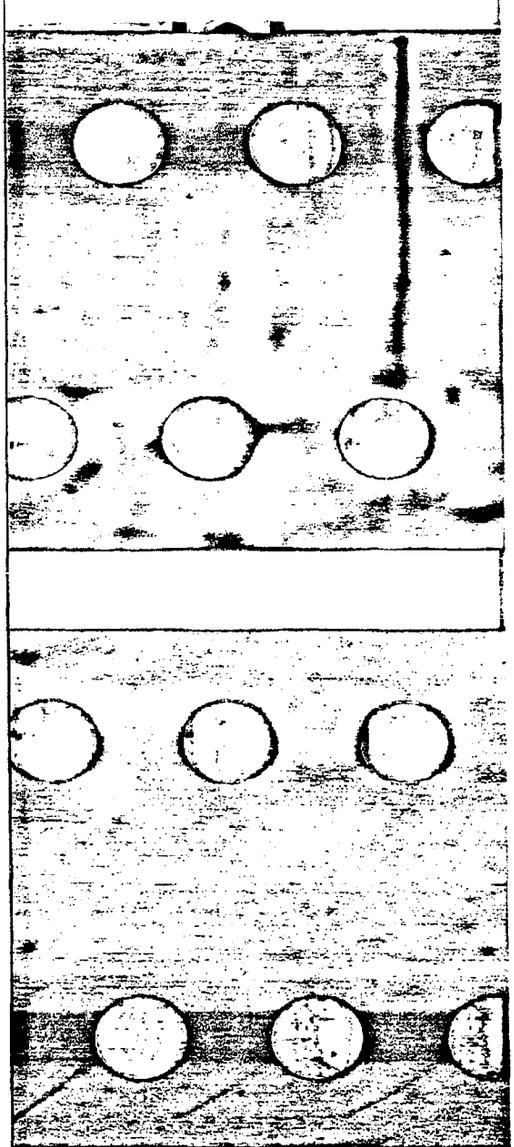
BOOK 8404 PAGE 988

33565.

IDENTIFICATION

JUL 25 11 04 AM '91

4859 07/25 0101 03CHECK 2844.16



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8404 PAGE 989

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 766801.47
CON TX 2837.16
PRFEE 1.00
WDEED 6.00
TOTAL 2844.16
CHECK 2844.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/25/91 01 11:06 0001 4859

335656

IDENTIFICATION REFERENCE

JUL 25 11 04 AM '91

No. 443830