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53

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Virgie A. Madden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 91.

Dana P. Hall
Notary Public

MY COMMISSION EXPIRES: 1/23/93
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER A. MADDEN (NAME)	SAME (NAME)	MAP 83-13
1815 Sevier CT (ADDRESS)	(ADDRESS)	PARCEL
Nashville TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	456

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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER A. MADDEN

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 Lot No. 327 on the Map of Edgefield Land Co.'s Second Addition to Nashville, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 327 fronts 50 feet on the southerly side of Lillian Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to PEAK RETURNS, LTD. by deed of record in Book 8390, page 821, Register's Office for Davidson County, Tennessee.

5243 10/23 0101 03CHECK 118.00

5 6 3 8 4

IDENTIFICATION REFERENCE

Oct 23 11 12 AM '91

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1604 LILLIAN STREET, 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 my hand this 22nd day of October, 19 91

PEAK RETURNS, LTD.

BY: William B. Geiger
WILLIAM B. GEIGER, PARTNER

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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:

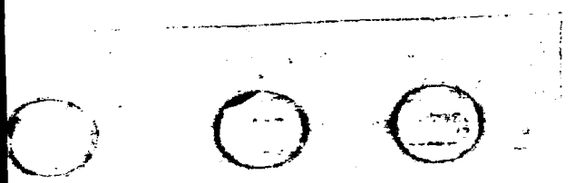
Personally appeared before me, WILLIAM B. GEIGER, Partner, PEAK RETURNS, LTD., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that WILLIAM B. GEIGER, is a partner of PEAK RETURNS, LTD.,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

Witness my hand, at office, this 22nd ay of October, 1991.

Dana R. Hall
NOTARY PUBLIC

My Commission expires: 1/23/93

WARRANTY DEED
FROM
TO
RETURN TO:

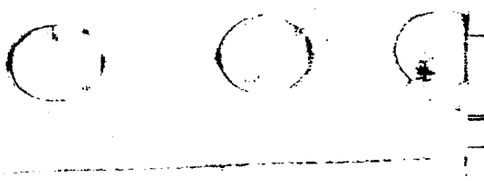


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

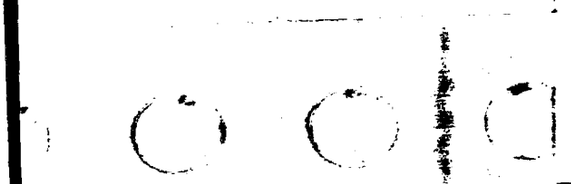
FOR _____

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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

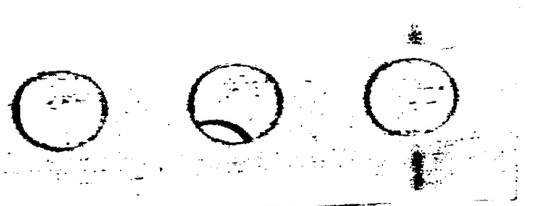
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 30000.00
CON TX 111.00
PRFEE 1.00
MTGFEE 6.00
TOTAL 118.00
CHECK 118.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/23/91 01 11:13 0001 5243



5.6.3.8.4.

IDENTIFICATION REFERENCE

Oct 23 11 11 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 469972