SEND TAX BILLS TO:

Mary Anna Egan
901 Cointreau Drive
Hermitage, TN. 37076

ADDRESS OF NEW OWNER(S):

"Same"

THIS INSTRUMENT PREPARED BY:
RODNEY V. AHLES, P.C.
ATTORNEY AT LAW
225 EAST MARKET STREET
P. O. Box 765
LEBANON, TENNESSEE 37088-0765

070-080 20306
MAP:_____, GR:____, PAR:_____

IMPROVED: X, UNIMPROVED:____

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $84,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 26th day of June, 19 92

My commission expires: 9-23-95

D E E D

FOR AND IN CONSIDERATION of the sum of Eighty-Four Thousand Nine Hundred Dollars ($84,900.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, we, RONALD E. PETTY and wife, LINDA PETTY, have this day bargained and sold, and by these presents do hereby transfer and convey unto MARY ANNA EGAN, her heirs and assigns, all of our right, title, and interest in and to the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in Davidson County, Tennessee, and being more particularly bounded and described, as follows:

Being Lot NO. 174, Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office of Davidson County, Tennessee.

Said Lot NO. 174 fronts 85.38 feet on the East side of Cointreau Drive and extends back 180.50 feet on the North line and 138.81 feet on the South line to a broken dead line measuring 105.90 feet thereon.

Being the same property conveyed to Ronald E. Petty and wife, Linda Petty, by deed from Sloan Development Company, Inc., dated August 15, 1979, and of record in Book 5488, Page 538, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said Grantee herein, her heirs and assigns, forever, in fee simple.

WE COVENANT with the said Grantee herein that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to make this conveyance; that the said property is free, clear, and unencumbered, except as herein shown; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 1992 shall be apportioned between the Grantors herein and the Grantee herein as of the date of this deed with the Grantee herein assuming and agreeing to pay said taxes when they become due and payable, the parties having settled in cash. The real property taxes for all prior years shall be paid by the Grantors herein.

RESTRICTIONS: This conveyance is made subject to the restrictions of record in Book 4793, Page 157, as amended in Book 4849, Page 767, Book 5020, Page 58, and Book 5028, Page 357, Register's Office for Davidson County, Tennessee.

SET BACK LINES, EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to a 10 feet easement for public utilities and drainage, a 30 feet building set back line from Cointreau Drive, and conditions of Owner's Certificate of record in Book 4675, Page 140, and any and all other easements and rights of way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee.

POSSESSION: Possession shall be given on or before September 1, 1992.

WITNESS OUR HANDS on this the 26th day of June, 1992.

Ronald E. Petty
RONALD E. PETTY

Linda Petty
LINDA PETTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, RONALD E. PETTY and wife, LINDA PETTY, with each of 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, at office, this the 26 day of June, 1992.

My Commission Expires: 9-23-95

David Bunch
NOTARY PUBLIC

29751

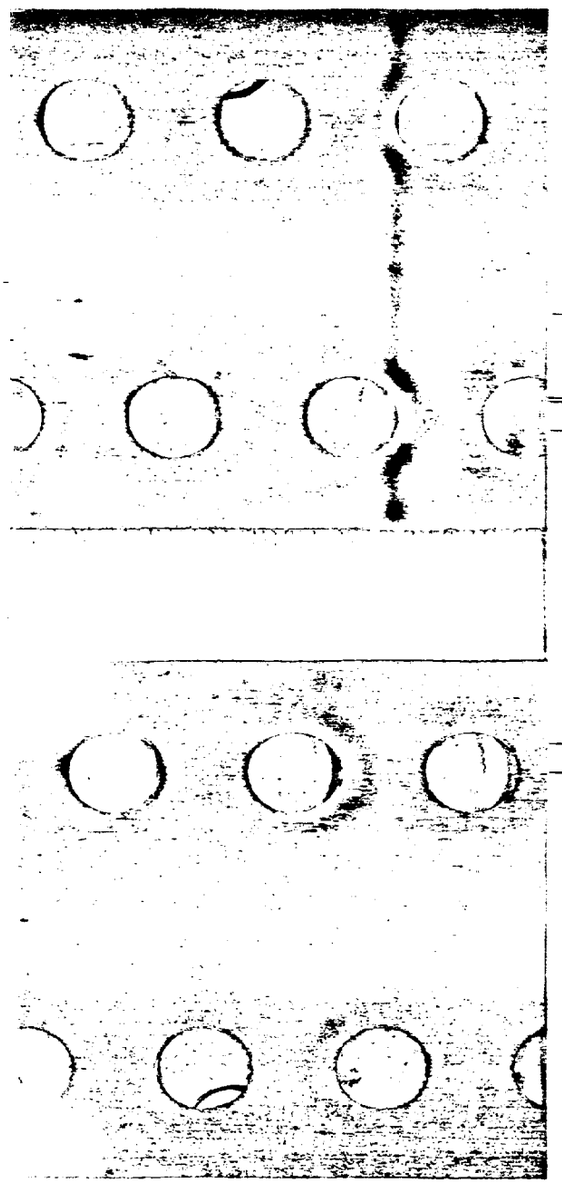
IDENTIF. TREFERENCE

JUL 23 8 41 AM '92

FEE AMT. PAID REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.

MTG TAX 0.00 CHECK 327.13



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

RECEIVED OF _____

FOR _____

BOOK 8682 PAGE 55

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 84900.00
				CON TX 314.13
				PRFEE 1.00
				WDEED 12.00
				TOTAL 327.13
				CHECK 327.13
07/23/92	01	08:42	0001	8023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29751

IDENTIF. TREFERENCE

JUL 23 8 41 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 552729