BOOK 8788 PAGE 232 Box 53

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,900.00

Vicki Rodgers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 19 92

Carolyn Dierfeld
Notary Public

MY COMMISSION EXPIRES: 4/24/96
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSA LEA MADDEN	SAME	MAP 83-13
(NAME)	(NAME)	
1400 LILLIAN STREET		PARCEL
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		320
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ROSA LEA MADDEN AND CORNELIA J. 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:

Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 147, Block "F" on the Plan of Lindsley Home Place, as of record in Plat Book 2, page 92, Chancery Court at Nashville.

Said part of Lot No. 147 fronts 50 feet on the southerly side of Lillian Street and runs back between parallel lines, with the easterly margin of South 14th Street, 100 feet to a dead line.

Being the same property conveyed to PEAK RETURNS, LTD., by Deed from FRANK DONALD CAMPBELL AND DORIS CAMPBELL FELT AND MERIEM CAMPBELL SWIFT, of record in Book 8776, page 225, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

6 5 1 6 4

IDENTIFT REFERENCE

Nov 17 10 42 AM '92

RECD & WILSON II REGISTER DAVIDSON COUNTY, TN

7730 11/17 0101 03CHECK 138.13

unimproved ( ) This is improved (XX) property, known as 1400 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 30TH day of October, 19 92

PEAK RETURNS, LTD.
By: William B. Geiger
WILLIAM B. GEIGER, PARTNER

STATE OF TENNESSEE
COUNTY OF

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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 30th day of October, 1992.

Carolyn Deeff

NOTARY PUBLIC

My commission expires: 1/23/93

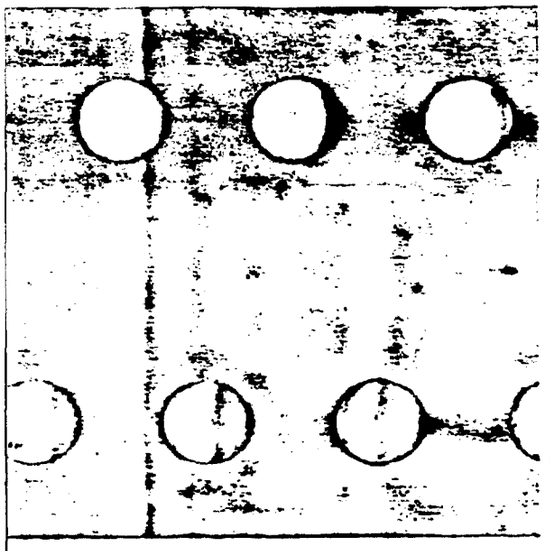
CAROLYN CLIFFS * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

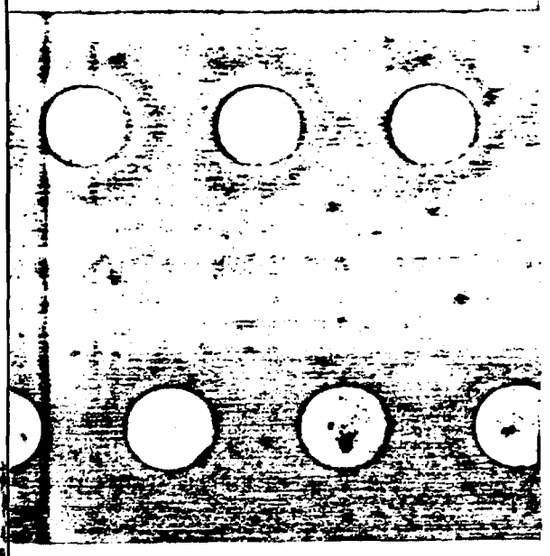
WARRANTY DEED

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 34900.00
CON TX 129.13
PRFEE 1.00
MDEED 8.00
TOTAL 138.13
CHECK 138.13

11/17/92 01 10:40:0001 7730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6. 5. 1. 6. 4.

IDENTIFICATION REFERENCE

NOV 17 10 42 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 591528