THIS INSTRUMENT PREPARED BY:

mwl

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Lynell Mitchell-Peters 2024 Old Baker Road Goodlettsville, TN 37072	Same as New Owner	Map 6 Parcel 29 10D 19505

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, PEGGY J. BUTTON, FRANCES N. BAKER, CHARLES L. RILEY, J. D. RILEY and FRED F. SEGO, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto LYNELL MITCHELL-PETERS, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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A tract or parcel of land at Bakers, in the County of Davidson, State of Tennessee, and being more particularly described as follows:

BEGINNING at a point 127.57 feet measured South 42 deg. 15 min. West from a point in the center line of the main tract of the Evansville Division, formerly the Henderson Division of the railroad of the Louisville and Nashville Railroad Company at Valuation Station 467 + 40, which point is 780 feet measured southeastwardly along said center line of main tract from mile post 185 from Louisville, Kentucky, said point also being in the southwest line of a county road, said point also being in the northeast corner of Louisville and Nashville Railroad Company's section house lot; thence South 42 deg. 15 min. West a distance of 266.5 feet to a point in the southeast corner of said lot; thence North 46 deg. 45 min. West a distance of 561.5 feet to a point in the southwest corner of said lot; thence North 41 deg. 15 min. east a distance of 228.5 feet to a point in the northwest corner of said lot, said point also being in the southwest line of county road; thence South 50 deg. 25 min. East along said southwest line of county road a distance of 563 feet to the point of beginning, containing 3.19 acres, more or less.

BEING the same property conveyed to Peggy J. Button, Frances N. Baker, J. D. Riley and Charles L. Riley, by deed from Fred F. Sego, a widower, of record in Book 7702, page 798, Register's Office for Davidson County, Tennessee, subject to a life estate reserved for Fred F. Sego, for and during his natural lifetime.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 2024 Old Baker Road, Goodlettsville, TN 37072.

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, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1993, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid, in full, by the GRANTEE, when due.

2963 02/09 0101 03CHECK 136.95

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

PEGGY J. BUTTON, Attorney-In-Fact for FRED F. SEGO a/k/a Fred Francis Sego, joins in this conveyance to convey the life estate retained by Fred F. Sego in the deed from Fred F. Sego to Peggy J. Button, et al, of record in Book 7702, page 798, Register's Office for Davidson County, Tennessee; said Power of Attorney being recorded in Book 8796, page 502, said Register's Office.

J. D. RILEY executes this deed for and on behalf of CHARLES L. RILEY and wife, GAIL RILEY, as their Attorney-In-Fact under a Power of Attorney recorded simultaneously herewith.

GAIL RILEY, wife of CHARLES L. RILEY, BILLIE JO RILEY, wife of J. D. RILEY, and GERALD BUTTON, husband of PEGGY J. BUTTON, join in this conveyance to convey any and all right, title or interest which they may have in and to the real property described herein, marital or otherwise, but they make no warranties whatsoever.

FRANCES N. BAKER represents and warrants that she is a single woman.

WITNESS our hands on this the 5th day of February, 1993.

"GRANTORS"

Peggy J. Button
PEGGY J. BUTTON

Gerald Button
GERALD BUTTON

Frances N. Baker
FRANCES N. BAKER

Charles L. Riley
CHARLES L. RILEY by J. D. Riley, Attorney-In-Fact

Gail Riley
GAIL RILEY by J. D. Riley, Attorney-In-Fact

J. D. Riley
J. D. RILEY

Billie Jo Riley
BILLIE JO RILEY

Fred F. Sego
FRED F. SEGO by Peggy J. Button, Attorney-In-Fact

"GRANTEE"

Lynell Mitchell-Peters
LYNELL MITCHELL-PETERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY J. BUTTON, GERALD BUTTON, J. D. RILEY, BILLIE JO RILEY, FRANCES N. BAKER, and LYNELL MITCHELL-PETERS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 5th day of February, 1993.

Notary C. Davis
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 5th day of February, 1993, before me, personally appeared PEGGY J. BUTTON, to me known to be the person who executed the foregoing instrument on behalf of FRED F. SEGO a/k/a FRED FRANCIS SEGO and acknowledged that she executed the same as the free act and deed of the said FRED F. SEGO a/k/a FRED FRANCIS SEGO.

WITNESS my hand and official seal this the 5th day of February, 1993.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 5th day of February, 1993, before me, personally appeared J. D. RILEY, to me known to be the person who executed the foregoing instrument on behalf of CHARLES L. RILEY and wife, GAIL RILEY, and acknowledged that he executed the same as the free act and deed of the said CHARLES L. RILEY and wife, GAIL RILEY.

WITNESS my hand and official seal this the 5th day of February, 1993.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $33,500.00.

Lynnell Mitchell-Peters
Affiant

Sworn to and subscribed before me, this the 5th day of February, 1993.

Patsy C Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

90888

IDENTIFICATION REFERENCE

FEB 9 10 35 AM '93

DAVIDSON COUNTY, TN

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 33500.00
				CON TX 123.95
				PRFEE 1.00
				WDEED 12.00
				TOTAL 136.95
				CHECK 136.95
			02/09/93 01	10:35 0001 2063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90888

IDENTIFT REFERENCE

FEB 9 10 35 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 619721