BOX 41

BOOK 8877 PAGE 537

**WARRANTY DEED**

| | | |
|---|---|---|
| FROM: | Billy E. Smith, Jr. | This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday Seventeenth Floor |
| TO: | Michael J. Peterson and wife, Anne A. Peterson | Third National Bank Building 201 Fourth Avenue North Nashville, Tennessee 37219 |

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Number |
|---|---|---|
| 1224 Bedfordshire Ct. Nashville, TN 37221 | (owner) | 158-4A-65-CO |
| | | Field Book Number |
| | | FH-26017 |

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Seventy Thousand and 00/100 Dollars ($70,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of February, 1993.

Notary Public

My Commission Expires: 9-21-94

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FOR AND IN CONSIDERATION OF the sum of Seventy Thousand and No/100 Dollars ($70,000.00), the receipt and sufficiency of which are hereby acknowledged, BILLY E. SMITH, JR., Grantor, has bargained and sold, and by these presents does transfer and convey unto the said MICHAEL J. PETERSON and ANNE A. PETERSON, Grantees, their heirs, successors, and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Lot 18 on the Plan of Revised Section Two, Otter Wood, of record in Plat Book 6900, page 559, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Grantor by Deed of record in Book 7586, page 602, said Register's Office.

This is unimproved property, known as Lot 18, Section II, in Otter Wood Subdivision in Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

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, successors, and/or assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and/or assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Carol H. Smith, spouse of Grantor, joins in this conveyance for the purpose of conveying her marital interest, if any, in the Property.

Witness our hands this 25th day of February, 1993.

Billy E. Smith, Jr.
BILLY E. SMITH, JR.

Carol H. Smith
CAROL H. SMITH

STATE OF ALABAMA )
COUNTY OF SHELBY )

Personally appeared before me, Betty H Horton, a Notary Public of said County and State, BILLY E. SMITH, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 25th day of February, 1993.

Betty H. Horton
Notary Public

My Commission Expires: March 17, 1996

NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF Alabama )
COUNTY OF Shelby )

Personally appeared before me, Betty H. Horton, a Notary Public of said County and State, CAROL H. SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 25th day of February, 1993.

Betty H. Horton
Notary Public

My Commission Expires: March 17, 1996

NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT A

1. Taxes for 1993.

2. All matters shown on the plan of record in Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 7260, page 483, amended in Book 8762, page 199, and By-Laws of record in Book 7260, page 505, Register's Office for Davidson County, Tennessee.

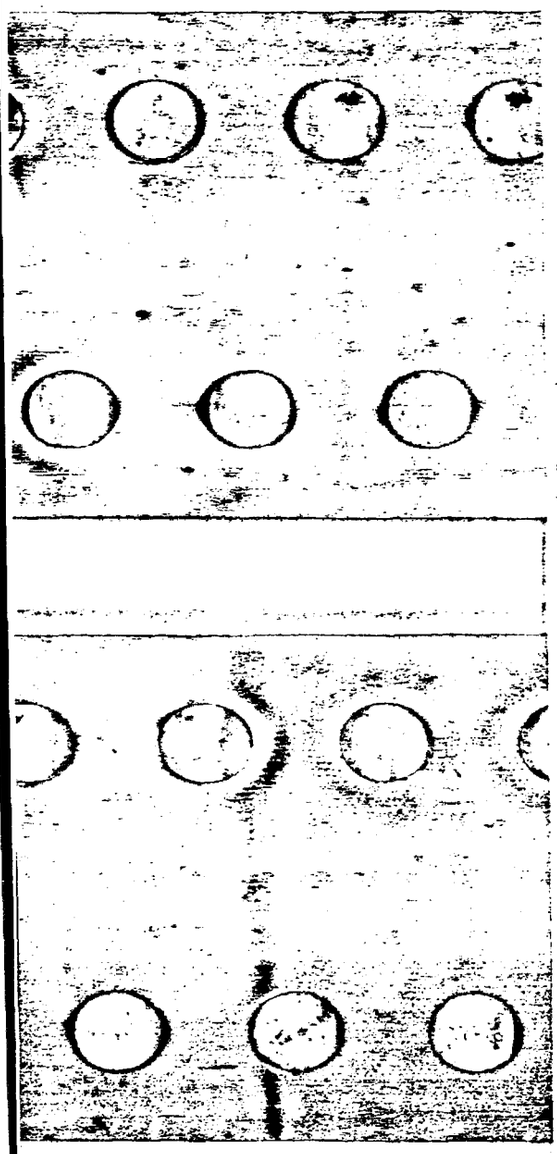
4. Conveyance of Sanitary Sewers of record in Book 7474, page 695, said Register's Office.

5. Easements to USA of record in Book 2248, page 618; Book 2271, page 196; and Book 2249, page 86, said Register's Office.

6. Charter of the Otterwood Homeowners Association of record in Book 7292, page 315, said Register's Office.

3500 03/02 0101 03CHECK 276.00

96719
IDENTIFICATION REFERENCE
MAR 2 11 37 AM '93
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8877 PAGE 541

| | | |
|---|---|---|
| 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 | 70000.00 |
| CON TX | 259.00 |
| PRFEE | 1.00 |
| WDEED | 16.00 |
| CHECK | 276.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 276.00

03/02/93 01 11:36 0001 8500

9 6 7 1 9

IDENTIFICATION REFERENCE

MAR 2 11 37 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 626081