This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8959 PAGE 124

ADDRESS NEW OWNER:
Russell L. Peace and Jan W. Peace
868 Norwalk Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
AmSouth Mortgage Company, Inc.
P. O. Box 847
Birmingham, Alabama 35201

MAP AND PARCEL:
Map 108-4
Parcel 117
FBN 03D-89900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles William Trent and wife, Jalana Hughes Trent**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Russell L. Peace and wife, Jan W. Peace**, 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. 60B, Zone Lot Division, Lots 60, 61, 62, Section 2, Larchwood, of record in Plat Book 5800, page 266, amending Plat 5200, pages 57, 58, 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Charles William Trent and wife, Jalana Hughes Trent by deed from Carolyn W. Morrow, dated December 1, 1989, as of record in Book 7998, page 113, Register's Office for Davidson County, Tennessee.

This is improved property known as 868 Norwalk Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in Book 6137, page 478 and re-recorded in Book 6138, page 808, Register's Office for Davidson County, Tennessee, to which instruments reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 5800, page 266, said Register's Office, including but not limited to a 25 foot minimum building setback line from Norwalk Drive; a 2.5 X 25 foot utility anchor easement along the southeasterly corner of said lot, and a 10 foot easement for public utilities and drainage along the rear line of said property.

As a portion of the consideration for this conveyance, as evidenced by Grantees' acceptance of this deed, Grantees herein assume and promise to pay as due, and Grantees agree to indemnify and hold Grantors harmless from any further or future liability associated with, the existing first mortgage indebtedness on the subject property owed to AmSouth Mortgage Company, Inc., commencing with the payment due on June 1, 1993, and which mortgage indebtedness is evidenced by an instrument of record in Deed Book 6786, page 583, Register's Office for Davidson County, Tennessee. Also of record is an Assumption Agreement of record in Book 7998, page 116, said Register's Office. The escrow account relating to the loan being assumed is transferred to the Grantees, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Russell L. Peace and wife, Jan W. Peace, their heirs and assigns, forever; and we, Charles Willliam Trent and wife, Jalana Hughes Trent, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21st day of May, 1993.

Charles William Trent

Charles William Trent

Jalana Hughes Trent

Jalana Hughes Trent

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Charles William Trent and wife, Jalana Hughes Trent**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day of May, 1993.

Patricia M. Lewis
NOTARY PUBLIC

PATRICIA M. LEWIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,163.72.

Jan Peace
AFFIANT

Subscribed and sworn to before me
this 21st day of May, 1993.

Patricia M. Lewis
NOTARY PUBLIC

My Commission Expires: February 3, 1997

PATRICIA M. LEWIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

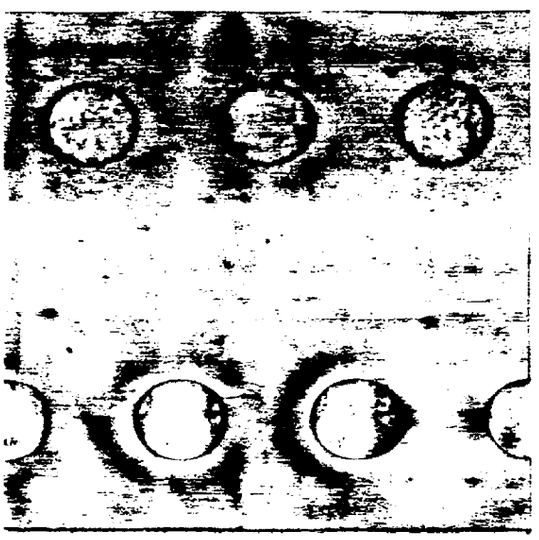
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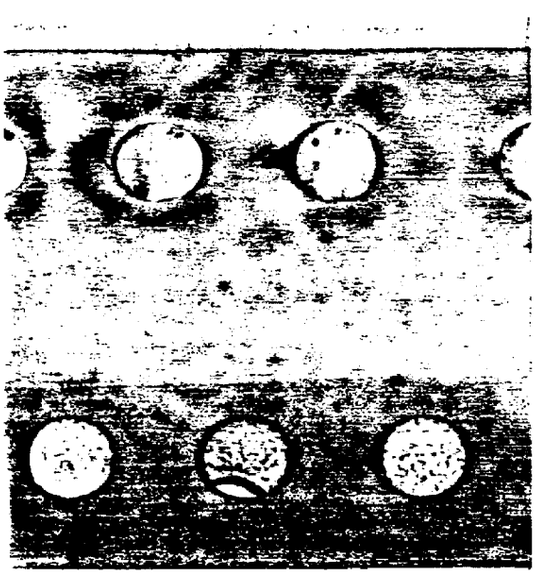
IDENTIFICATION REFERENCE

MAY 26 9 08 AM '93

DAVIDSON COUNTY, TN

7147 05/26 0101 03CHECK 217.24





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 55163.72
				CON TX 204.24
				PRFEE 1.00
				WDEED 12.00
				TOTAL 217.24
				CHECK 217.24
			05/26/93 01	09:06 0001 7147

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23288

IDENTIFICATION REFERENCE

MAY 26 9 06 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 655178