THIS INSTRUMENT PREPARED BY:

Ramsey B. Leathers, Jr.
ALAGIA, DAY, TRAUTMEIN & SMITH
One Nashville Place, Suite 1900
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 252-2400

mail

FROM: RALPH A. EDWARDS and wife, VELMA E. EDWARDS ("GRANTORS")

TO: JOHN A. MCPEAK ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
John A. McPeak 5825 River Road Nashville, TN 37209	SAME	Map 101 Parcel 112 Field Book 08D09300

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Thirty Thousand and No/100 Dollars ($30,000.00), the receipt and sufficiency of all of which is hereby acknowledged; GRANTORS have bargained and sold, and by these presents do transfer and convey unto JOHN A. MCPEAK, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the 8th Civil District of Davidson County, Tennessee.
>
> Beginning on the southerly side of the River Road at a point in the Northwest corner of the land herein described and being conveyed and the Northeast corner of the George Woodall property: thence the Woodall's easterly line and south which is also the westerly line of the within described land 1050 feet to a point and the line of the lands of Ed Williams; thence with the Williams land and easterly 100 feet to a point being the Southwest corner of the Kelly property the same being the Northerly with the said Kelly property the same being the easterly line of the within described land 1050 feet to said River Road; thence Westerly along said River Road 100 feet to the point of beginning, containing 2.42 acres, more or less, with the Hereditaments and Appurtenance, rents, royalties, profits, and fixtures thereto appertaining.
>
> Being the same property conveyed to Ralph A. Edwards by deed from Gilberto Garcia, of record in Book 8835, page 222, Register's Office of Davidson County, Tennessee.

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, his heirs and assigns forever.

And GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS our hands this 10th day of June, 1993.

Ralph A. Edwards
Ralph A. Edwards

Velma E. Edwards
Velma E. Edwards

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean E. McCasland, a Notary Public in and for said County and State, the within named, RALPH A. EDWARDS and VELMA E. EDWARDS, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that each of them executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of June, 1993.

Jean E. McCasland
NOTARY PUBLIC

My Commission Expires: 3/25/95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Ralph A. Edwards
AFFIANT

Subscribed and sworn to before me this 10th day of June, 1993.

Jean E. McCasland
NOTARY PUBLIC

My Commission Expires: 3/25/95

29297

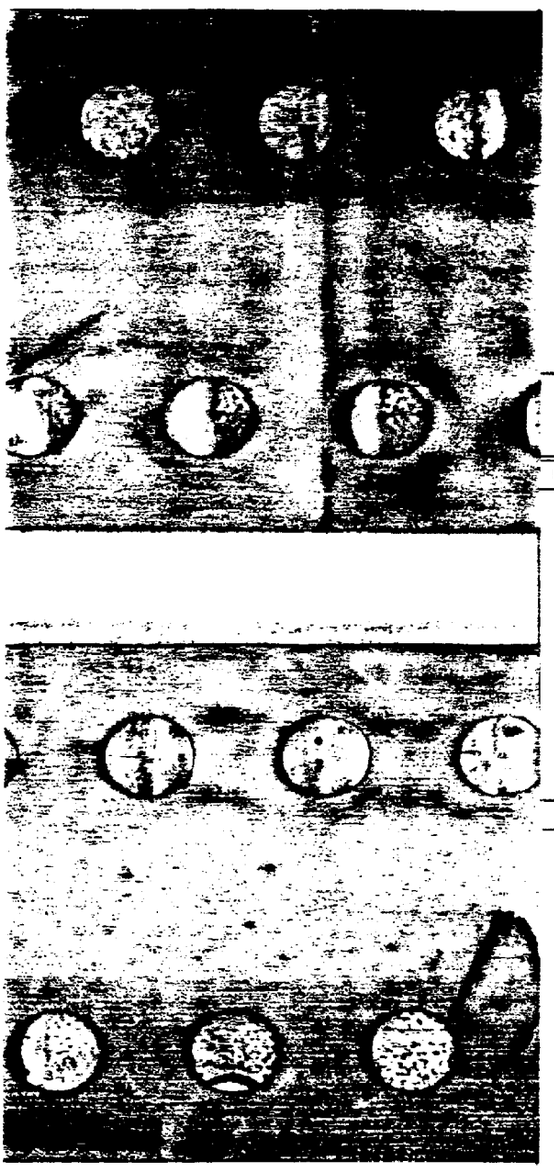
IDENTIFICATION REFERENCE

JUN 11 10 34 AM '93

DAVIDSON COUNTY, TN

rbl\edwards.ded

6418 06/11 0101 03CHECK 120.00



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

RECEIVED OF _____

FOR _____

BOOK 8978 PAGE 890

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 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 120.00
				CHECK 120.00
			06/11/93 01	10:34 0001 6418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2929

IDENTIFICATION REFERENCE

JUN 11 10 34 AM '93

DAVIDSON COUNTY, TN

No. 661716