FROM: Donald K. Peterson,
Grantor

TO: Maureen Peterson,
Grantee

This instrument was prepared by:
G. Michael Yopp
Farris, Warfield & Kanaday
Suite 1800
Third National Financial Cntr.
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 Numbers
Maureen Peterson 11 Breckenridge Nashville, TN 37215	SAME	158-4-A-89

WARRANTY DEED

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration) and for the express purpose of making a conveyance to dissolve a tenancy by the entirety, I, Donald K. Peterson, Grantor, by these presents have hereby bargained and sold, and by these presents do transfer and convey unto my wife, Maureen Peterson, Grantee, her heirs, successors, and assigns, all of my interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 96 on the plan of resubdivision of lots 96, 97 and 98 into Lots 96 and 97 Otter Wood Section Two, Revised, of record in Book 7900, page 61, Register's Office for said County together with, as an appurtenance thereto, a 20 foot joint ingress and egress easement along the southerly portion of the broken southeasterly line of Lot 97 on said plan.
>
> SAID Lot No. 96 fronts 294.01 feet on the northeasterly margin of Breckenridge and extends back 297.82 feet on the broken northwesterly line and 279.03 feet on the southeasterly line to a dead line in the rear, measuring 367.14 feet thereon.
>
> BEING the same property conveyed to Donald K. Peterson and wife, Maureen Peterson, by deed from Sharon K. Lester and Thomas W. Schlater, of record in Book 8404, page 987, said Register's Office.
>
> This description is the same as that contained in the prior Deed.

This is improved property, known as 11 Breckenridge, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following:

1. Any and all unpaid real and personal property taxes.

2. All matters shown on the plan of record in Book 7900, page 61, said Register's Office.

3. Restrictions of record in Book 7260, page 483, said Register's Office.

4. Obligations regarding the Joint Ingress/Egress Easement set forth in the Deed of record in Book 8404, page 987, said Register's Office.

5. Any and all easements of record.

6. All matters created, suffered, assumed, accepted or agreed to by Grantor and Grantee during their ownership of the above referenced property as tenants by the entireties.

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, successors, and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the Grantee, her heirs, successors, and 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.

Witness my hand this 14th day of May, 1993.

Donald K Peterson

DONALD K. PETERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Aldon H. Smith, Jr., a Notary Public of said County and State, DONALD K. PETERSON, 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 14th day of May, 1993.

Aldon H. Smith Jr
Notary Public

My Commission Expires: 7-22-95

ALDEN H. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

310655

IDENTIFICATION REFERENCE

JUN 16 3 44 PM '93

DAVIDSON COUNTY, TN

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