PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 33820)
Dav. Co. File: Box 8

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 77500.00

Bradley E. Peck
Affiant

Sworn and subscribed before me this 17th day of September, 1993.

Christy Wilkins Ivey
Notary Public

My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Bradley E. Peck 1225 5th Avenue, North Nashville, TN 37208	Fleet Mortgage Corp. P.O. Box 1561 Milwaukee, WI 53224	082-09-0 462.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark J. Coddington and spouse, Patricia S. Coddington,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley E. Peck, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2-B on the plan of Zone Lot Division of Lot No. 2 and part of Lot No. 1 Ratterman's Subdivision of Lots No. 87, 88, 89 & 90, of record in Book 5800, page 342, Register's Office for said County.

SAID Lot No. 2-b fronts 27.69 feet on the westerly margin of 5th Avenue North and extends back 170.93 feet on the northerly line and 170.93 feet on the southerly line to an alley in the rear, measuring 27.82 feet thereon.

BEING the same property conveyed to Mark J. Coddington and wife, Patricia S. Coddington as tenants by the entirety, by deed from Ernest Q. Campbell and wife, Berdelle T. Campbell, of record in Book 7290, page 618, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 6202, page 412, Book 6202, page 607, and Book 6237, page 93, said Register's Office; and all matters as shown on the plan of record in Book 5800, page 342, said Register's Office.

This instrument is executed on behalf of Mark J. Coddington by Patricia S. Coddington as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1225 5th Avenue, North, Nashville, TN 37208

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of September, 1993.

Mark J. Coddington

Mark J. Coddington, By: Patricia S. Coddington, Atty-In-Fact

Patricia S. Coddington

Patricia S. Coddington

State of Tennessee
County of Davidson

On this 17th day of September, 1993, before me the undersigned authority, personally appeared **Patricia S. Coddington**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

My Commission Expires:

Christy Wilkins Ivey
Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia S. Coddington**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mark J. Coddington**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of September, 1993.

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: ~~EXP. 9/16/95~~

EXHIBIT "A"
To
WARRANTY DEED

FROM: Mark J. Coddington and Patricia S. Coddington

TO: Bradley E. Peck

7059 09/20 0101 03CHECK 295.75

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Patricia S. Coddington, Affiant

Sworn to and subscribed before me this

17th day of September, 1993.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 9/16/95

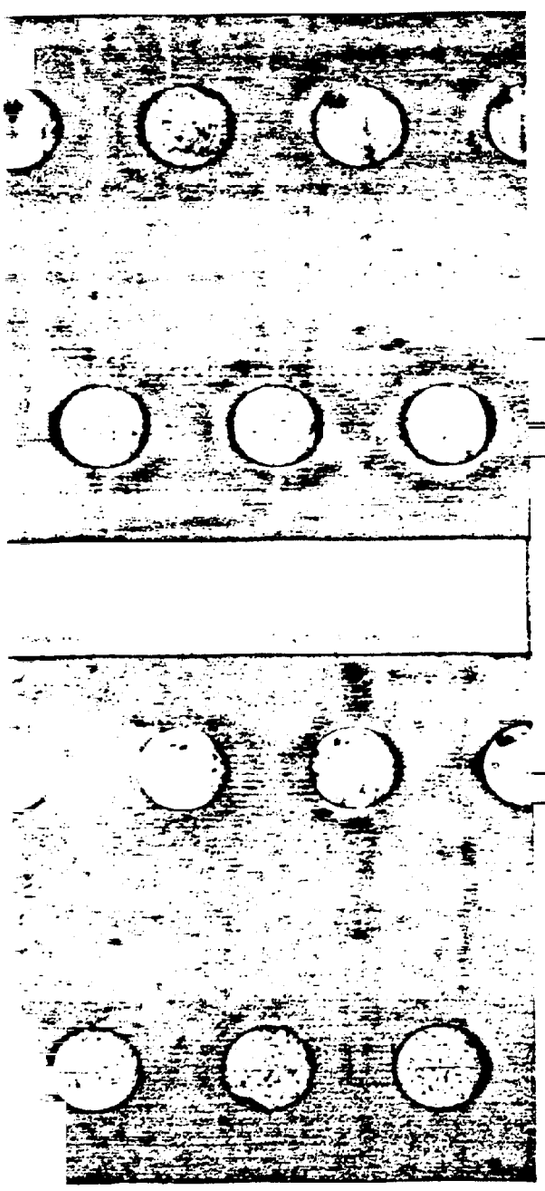
93 SEP 20 AM 10:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

64512
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9085 PAGE 131

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 77500.00
CON TX 286.75
PRFEE 1.00
WDEED 8.00
TOTAL 295.75
CHECK 295.75

09/20/93 01 10:44 0001 7059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64512
IDENTIF. & REFERENCE

93 SEP 20 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 699470