BOOK 9143 PAGE 832

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: (kd) (Title No: 34138)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $133000.00

Affiant

Sworn and subscribed before me this 20th day of October, 1993.

Notary Public

My Comm. Expires: Sept 16, 1995

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

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Thomas E. Peace Cherie B. Peace 613 South Riverbend Court Nashville, Tennessee 37221	Mortgage Service America Co. P. O. Box 7360 Reno, Nevada 89510-7360	155-08-B-067

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 **Charles W. Ashworth and spouse, Andrea Ashworth,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas E. Peace and spouse, Cherie B. Peace,** 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. 67 on the plan of Phase 1, South Colony at Riverbend, of record in Book 6900, page 271, Register's Office for said County.

SAID Lot No. 67 fronts 35.0 feet on the northerly margin of the terminus in the cul-de-sac of South Riverbend Court and extends back 109.06 feet on the easterly line and 142.50 feet on the broken southwesterly line to a dead line in the rear, measuring 120.51 feet thereon.

BEING the same property conveyed to Charles W. Ashworth and wife, Andrea Ashworth by deed from Fox Ridge Homes, Inc. of record in Book 7998, page 100, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 5349 Page 921, Book 5896, page 257, Book 6474, page 354, Book 6486, page 588, declarations of restrictive covenants which contain lien for assessments in Book 7199, page 119, by-laws Book 7199, page 135 as amended in Book 7781, page 645 said Register's Office, and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 613 South Riverbend Court, Nashville, Tennessee 37221

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 20th day of October, 1993.

Charles W. Ashworth

Andrea Ashworth

State of Tennessee
County of Davidson

On this 20th day of October, 1993, before me the undersigned authority, personally appeared **Charles W. Ashworth** and **Andrea Ashworth**, 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.

My Commission Expires: _____

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

Notary Public

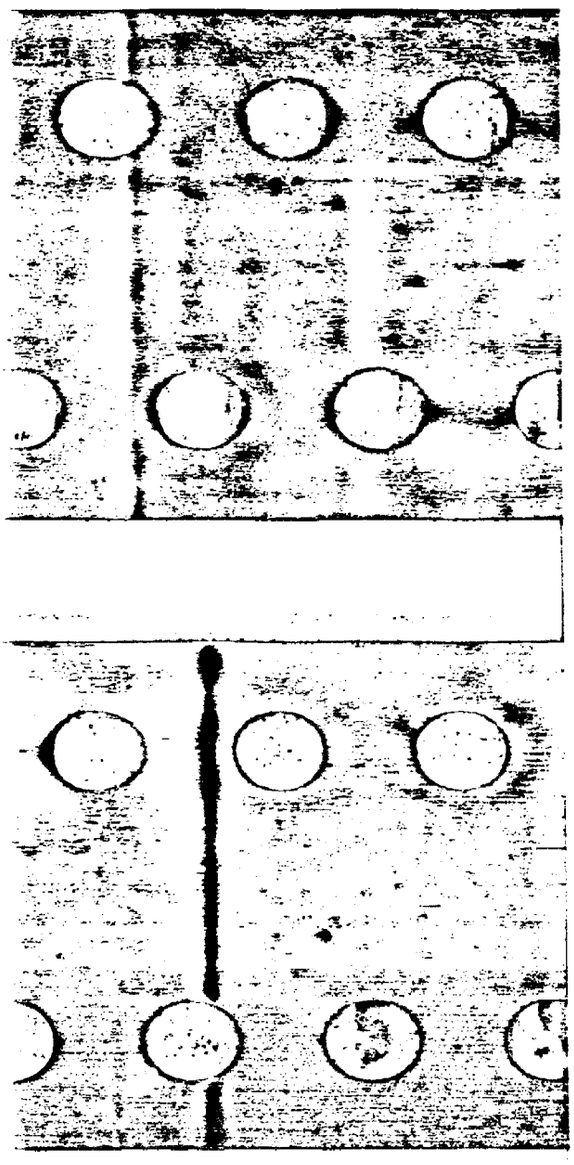
83000

IDENTIF. & REFERENCE

93 NOV -8 AM 10: 15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5434 11/08 0101 03CHECK 501.10



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
				133000.00
				CON TX 492.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 501.10
				CHECK 501.10
11/08/93	01			10:16 0001 5434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83000
IDENTIF. & REFERENCE

93 NOV -8 AM 10: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 719251