THIS INSTRUMENT WAS PREPARED BY: CLARK H. TIDWELL, ATTORNEY, 213 FIFTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37219.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Richard E. Peterson and wife, Helen D. Peterson 1014 Woodmont Boulevard Nashville, TN 37204	Corinthian Mortgage Corp. P.O. Box 29154 Shawnee Mission, KS 66201-9154	118-9-55 Field Book #16DA03000

WARRANTY DEED

WHEREAS, Ronald E. Pitkin and wife, Julia M. Pitkin ("Grantors"), did by Warranty Deed of record in Book 9035, Page 250, Register's Office for Davidson County, Tennessee, convey certain real property located at 1014 Woodmont Boulevard in Nashville, Davidson County, Tennessee, to Richard E. Peterson and wife, Helen D. Peterson ("Grantees"), the same being Map and Parcel 118-9-55; and

WHEREAS, the legal description to the real property in the said Warranty Deed excluded a portion of the real property in Map and Parcel 118-9-55, whereon a part of the graveyard of the Nathan Ewing descendants was located; and

WHEREAS, thereafter in a certain cause styled Ronald E. Pitkin, et ux v. The Unknown Heirs of Nathan Ewing, Deceased, No. 93-2327-I, in the Chancery Court for Davidson County, the part of the graveyard of the Nathan Ewing descendants included in Map and Parcel 118-9-55 was declared to be abandoned and title vested in the Grantors; and

WHEREAS, the Grantors and Grantees did enter into a certain Escrow Agreement dated July 23, 1993, to which reference is herein made, reserving the amount of Fifteen Thousand and No/100 ($15,000.00) Dollars to be held in escrow pending the removal of the cloud on the Grantors' title with respect to the real property whereon the graveyard of the Nathan Ewing descendants is located; and

WHEREAS, the cloud on the Grantors' title has now been removed pursuant to the said Escrow Agreement.

NOW, FOR AND IN CONSIDERATION of the premises, and the payment of Fifteen Thousand and No/100 ($15,000.00) Dollars, so held

pursuant to the said Escrow Agreement, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantors have bargained and sold, and by these presents do transfer and convey unto the Grantees, their heirs and assigns, a tract or parcel of land in Davidson County, Tennessee, also contained in Map and Parcel 118-9-55, and heretofore being a part of the graveyard of the Nathan Ewing descendants, and further, and not by way of limitation, described to wit:

> Being on the easterly one-half of Lot 24 on the Map of Leonte Subdivision, not recorded, whereon the graveyard of the Nathan Ewing Descendants was partially located as referred to in Book S, Page 518, R.O.D.C., approximately 44 feet more or less fronting on Woodmont Boulevard and extending in a northerly direction between parallel lines approximately 88 feet more or less to the rear of said Lot 24.
>
> The above-described property located at 1014 Woodmont Boulevard in Nashville, Davidson County, Tennessee, the same being partially included in Map 118-9, Parcel 55.
>
> Being the same property conveyed to Ronald E. Pitkin and wife, Julia M. Pitkin, by Decree of the Chancery Court of Davidson County, in a certain cause styled Ronald E. Pitkin, et ux v. The Unknown Heirs of Nathan Ewing, Deceased, No. 93-2327-I, in Minute Book 307, Page 299, and of record in Book 9136, Page 94, Register's Office of Davidson County, Tennessee.
>
> THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS CONVEYANCE OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the said appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and

The Grantors do hereby covenant with the said Grantees that the Grantors are lawfully seized and possessed of the said tract or parcel of land in fee simple, have a good right to convey it, and the same is free and unencumbered except as follows:

1. Davidson County property taxes for the year 1993, which are a lien against the said property, but are not yet due and payable. Said taxes were prorated at the closing between the parties giving rise to the Warranty Deed of record in Book 9035, Page 250, R.O.D.C. In view of such proration, the Grantees will be responsible for payment of the said taxes when they become due and payable on the property identified in Map and Parcel 118-9-55.

2. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 3921, Page 676, R.O.D.C.

AND THE GRANTORS DO FURTHER and bind themselves, their heirs and assigns, to warrant and to forever defend the title to the above-described land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property and known as 1014 Woodmont Boulevard, Nashville, Tennessee 37204.

WITNESS our hands this 2nd day of November, 1993.

GRANTORS:

Ronald E. Pitkin

Ronald E. Pitkin

Julia M. Pitkin

Julia M. Pitkin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, in and for said State and County, RONALD E. PITKIN and wife, JULIA M. PITKIN, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand this 2nd day of November, 1993, in Nashville, Tennessee.

Margaret C. Hitt

NOTARY PUBLIC

My Commission Expires: 1/25/97

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93 NOV 17 PM 2:39 REGISTER'S OFFICE DAVIDSON COUNTY, TN.

8691.5 IDENTIFICATION REFERENCE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for the transfer is $ 15,000.00* . *Applicable transfer tax has been paid on warranty deed of record in Book 9035, page 250, Register's Office for Davidson County, Tennessee. Receipt No. 47908.

Affiant

Sworn to and subscribed before me,

this 12 day of November,

1993.

Notary Public

My Commission Expires: 4-1-97

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