Box 22

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,900.00

Jonna R Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 19 94

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: 7/26/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tatum & Jones, Attorneys, 2001 Charlotte Avenue, Suite 200, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonna K. Holt	SAME	72-4-203
(NAME) 1416 Ardee Avenue	(NAME)	15DZ 20395
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James D. Peak and wife, Yvonne Peak and Steven D. Peak and wife, Debi Peak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonna K. Holt, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of the Resubdivision of Lots 15 & 26, Block F, Country Club Estates, of record in Book 4300, page 85, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the southwesterly margin of Ardee Avenue and extends back 253.61 feet on the northwesterly line and 245.72 feet on the southeasterly line to a dead line in the rear, measuring 50.62 feet thereon. SOURCE OF DESCRIPTION: THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

Being the same property conveyed to James D. Peak and wife, Yvonne Peak and Steven D. Peak, unmarried by deed from Brian Lovell Crane and wife, Ceile H. Crane of record in Book 6499, page 630, Register's Office for Davidson County, Tennessee. The said Steven D. Peak having divorced and Pamela Gaines Peak having Quitclaimed her interest unto Steven D. Peak of record in Book 8443, page 665, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Debi Peak, wife of Steven D. Peak, joins in the execution for the purpose of conveying any interest she may have in subject property by reason of her marital status.

unimproved ( )
This is improved (X) property, known as 1416-1418 Ardee Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 16th day of February, 19 94

James D. Peak

Steven D. Peak

Yvonne Peak

Debi Peak

DCTN01W 12/88
First Data Systems, Inc.

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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 James D. Peak and wife, Yvonne Peak and Steven D. Peak

the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 1994.

Commission expires 7/26/97

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
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 Debi Peak the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 1994.

My Commission Expires: 5-23-94

Notary Public

IDENTIFICATION REFERENCE 20610

FEB 21 AM 8:57

REGISTER DAVIDSON COUNTY, TN.

8682 02/24 0101 03CHECK 201.03

WARRANTY DEED
FROM

TO

RETURN TO:



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

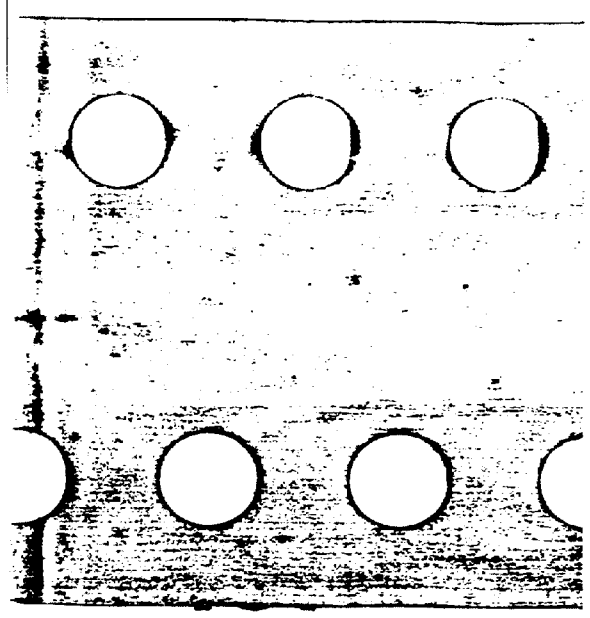
RECEIVED OF _____

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	51900.00
CON TX	192.03
PRFEE	1.00
WDEED	8.00
TOTAL	201.03
CHECK	201.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/24/94 01 08:58 0001 8682

20610
IDENTIFICATION REFERENCE

94 FEB 24 AM 8:57

REGISTER
DAVIDSON COUNTY, TN.

No.759567