STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Donald K Major
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 1994.

STEVEN G. WARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

(AFFIX SEAL)

My Commission Expires: My Commission Expires Nov. 20, 1996

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Donald K. Major, etux 809 Fairoaks Drive Madison, TN 37115	First Republic Mortgage Corp. 3310 West End Avenue, Fourth Floor Nashville, Tennessee 37203	51-7-10

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **BOBBY D. DAVIS, as Executor of the estate of William M. Peacher and Helen C. Peacher, both deceased and by authoity granted by Order of the Probate Court of Davidson County, Tennessee, dated February 25, 1994 in Case No. 94P-143 (William M. Peacher) and Case No. 94P-144 (Helen C. Peacher)**, (the "Grantors") has this day bargained and sold, and does hereby transfer and convey unto the said **DONALD K. MAJOR and wife, JANET E. MAJOR**, (the "Grantees"), their heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Pleasant Acres, Section Five, as of record in Book 2331, page 56, Register's Office for said County.

Said Lot No. 9 fronts 140 feet on the south side of Fairoaks Drive and runs back between lines 290.75 feet on the west line and 282.9 feet on the east line to a dead line in the rear on which it measures 140.17 feet.

Being the same property conveyed to William M. Peacher and wife, Helen C. Peacher, by deed from Edward R. Phillips and wife, Louise T. Phillips, of record in Book 2647, page 21, Register's Office, Davidson County, Tennesee. The said Helen C. Peacher died on January 19, 1994, predeceased by her husband, William M. Peacher, who died on September 13, 1993, and by authority granted by Order of the Probate Court of Davidson County, Tennessee, under Case No. 94P-143 (William M. Peacher) and 94P-144 (Helen C. Peacher), Bobby D. Davis, was appointed as Executor of both estates.

This is improved property known as 809 Fairoaks Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real

estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 17th day of March, 1994.

Bobby D. Davis, Executor

BOBBY D. DAVIS, as Executor of the estates of William M. Peacher, deceased and Helen C. Peacher, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Bobby D. Davis, as Executor of the estates of William M. Peacher and Helen C. Peacher, both deceased, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 17th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: _____

HELEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

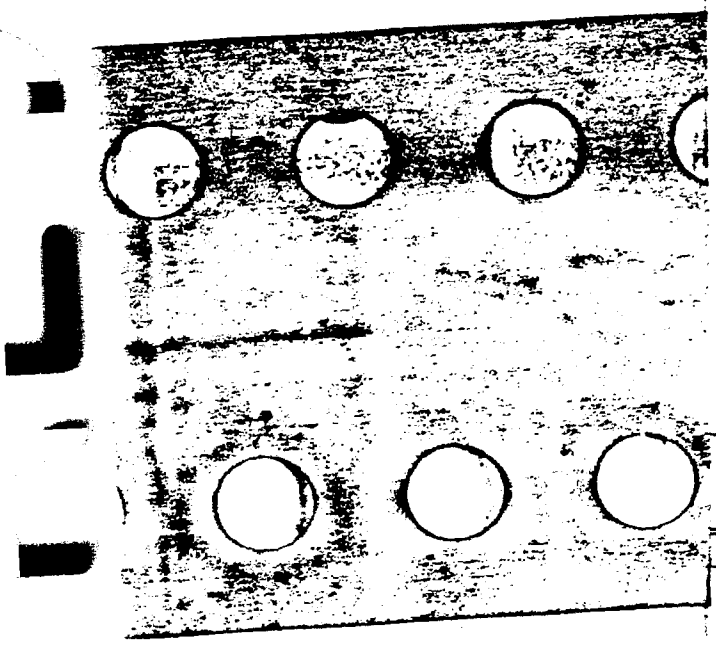
30754

IDENTIF. ↑ REFERENCE

94 MAR 23 AM 10:44

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5029 03/23 0101 03CHECK 342.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

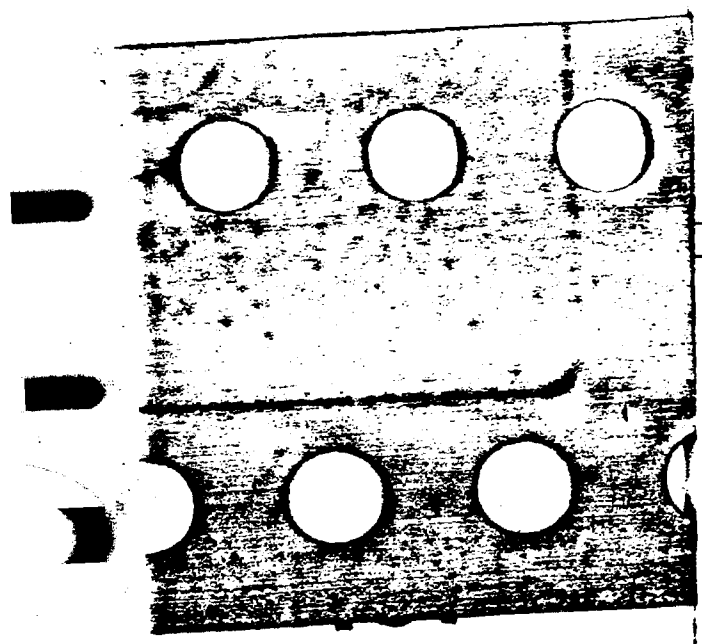
FOR _____

BOOK 9287 PAGE 240

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
				LAMT 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 342.00
				CHECK 342.00

03/23/94 01 10:44 0001 5029



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30754
IDENTIF. ↑ REFERENCE

94 MAR 23 AM 10: 4
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 770352