[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[ ]	]	]]
[Hozell Anderson]	]	] MAP and PARCEL]
[ ]	~~Attn: Tax Dept.~~ Same	] 71-14-32]
[1202 Brick Church Pike]	]	] 71-14-33]
[Nashville, TN 37207]	]	] 71-14-52]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

SPECIAL WARRANTY DEED BOOK 9383 PAGE 972

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Estate of Chester Eugene Peebles** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Hozell Anderson, a married person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being three tracts and described as follows: Tract No. 1: Being Lot No. 9 on the Map of J. B. Haynie's Grove Plan, as of record in book 57, Page 64, Register's Office for said County. Said Lot No. 9 fronts 43 feet on the westerly side of Brick Church Pike, and extends back 179 feet on the southerly line and 180 feet on the northerly line, to an alley, measuring 43 feet thereon. Tract No. 2: Being Lot No. 7 on the Plan of the Lands of Henry Gibson, deceased, as of record in Minute Book "U", Page 147, County Court Clerk's Office for said County. Beginning on the westerly margin of the Brick Church Pike at the southeast corner of Lot No. 9 on Haynie's Grove Plan; thence with the westerly margin of said Pike, southwardly 91 feet more or less, to Elizabeth Johnson's northeast corner; thence with her northerly line, westwardly 177 feet to the easterly line of the T. B. Gibson lot; thence with said line northwardly 9 1/2 feet to the southerly line of Lot No. 9 in Haynie's Grove Plan; thence with said line, eastwardly 177 feet to the beginning. Tract No. 3: A lot or parcel of land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, described as follows: Beginning at the Southeast corner of the property conveyed to Arthur Morris and wife, Lizzie Morris, by deed from Barthell Adams and wife, as of record in Book 1714, Page 272, Register's Office for said County, being the westerly line of the Gibson lands; thence with said line, southwardly 100 feet; thence westwardly 4 poles and 2 links, more or less, to the easterly line of the Willis lands; thence with said line, northwardly 100 feet to Morris' southerly line; thence with said line, eastwardly 4 poles and 2 links more or less, to the beginning. Being the same property conveyed to L. L. Kerr and wife, Josey K. Kerr: by deed from Barthell Adams and wife, as of record in Book 2275, Page 336, said Register's Office.

Being the same property conveyed to Oda Johnson and wife, Louella Johnson by deed appearing of record in Deed Book 3129, Page 325, Register's Office of Davidson County, Tennessee.

Oda Johnson died Intestate and Louella Johnson became the fee simple owner by right of survivorship as the surviving tenant by the entirety. Louella Johnson died testate on March 17, 1990. All of the above described property was devised to her son, Chester E. Peebles, by Will dated August 18, 1986, of record in 94UP75, Probate Court Clerk's Office for Davidson County, Tennessee. Chester E. Peebles died testate on August 4, 1992, devising all of his interest in the property to Audrey Louise Peebles, Stacey Nance and Drena Peebles. Said Will appears of record in Will Book 24, Page 581, County Court Clerk's Office of Rutherford County, Tennessee. Audrey Louise Peebles qualified and was appointed Executrix of the Estate of Chester E. Peebles by Order of the County Court for Rutherford County, Tennessee, entered on January 20, 1993. Audrey Louise Peebles was granted permission to sell the above described property as Executrix and on behalf of the estate by said County Court by Order entered April 21, 1994.

This is property with a common address of 1202 Brick Church Pike, Nashville, TN 37207.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 57, Page 64, said Register's office and all matters therein.

BOOK 9383 PAGE 973

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $15,500.00
[
[Affiant
[Subscribed and sworn before me this 17th day of June, 1994.
[
[My Commission Expires: 7/23/94 Notary Public

TO HAVE AND TO HOLD said tract (parcel) of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his (her) (its) heirs, (successors) and assigns, forever; and Grantor does covenant with Grantee that he (she) (it) is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind himself (herself) (itself), his (her) (its) heirs (successors) and representatives, to warrant and forever defend the title to said land to said Grantee, his (her) (its) heirs (successors) and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of June, 1994.

63065

IDENTIF. & REFERENCE

JUN 21 AM 10:00

REGISTER DAVIDSON COUNTY, TN.

Audrey Louise Peebles Executrix

AUDREY LOUISE PEEBLES,
Executrix of the Estate of
Chester E. Peebles

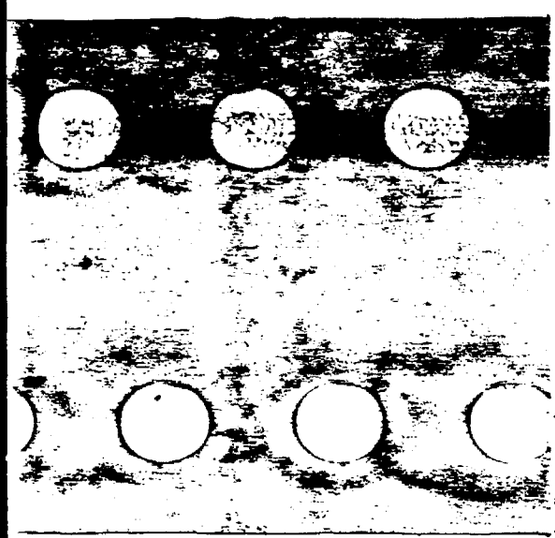
STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford A.L.P.

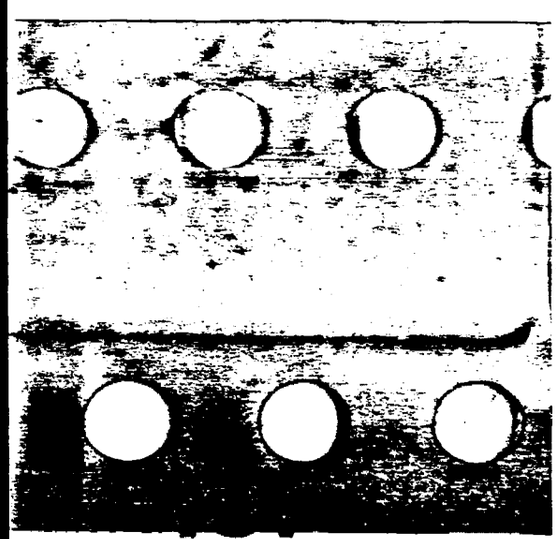
Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Audrey Louise Peebles, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Executrix of the Estate of Chester E. Peebles, the within named bargainor, and that she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as Executrix.

Witness my hand and official seal, Tennessee, this ~~15th~~ 17th day of June, 1994. A.L.P.

Notary Public
My Commission Expires: 08-12-97

8282 06/21 0101 03CHECK 66.35





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

RECEIVED OF _____

FOR _____

BOOK 9383 PAGE 974

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 15500.00
				CON TX 57.35
				PRFEE 1.00
				MDEED 8.00
				TOTAL 66.35
				CHECK 66.35
06/21/94	01			10:01 0001 8282

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63065
IDENTIF. & REFERENCE

94 JUN 21 AM 10: 01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 805004