THIS INSTRUMENT PREPARED BY:
SHERRARD & ROE (SFW) BOK 62
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 9444 PAGE 776

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
John Peacher and wife, Deborah Peacher 4508 Packard Drive Nashville, TN 37211	Jerome S. Klein 3833 Cleghorn Avenue Suite 200 Nashville, TN 37215	Map 148-15 Parcel 89

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jerome S. Klein (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto John Peacher and wife, Deborah Peacher (hereinafter collectively referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property")

This is improved property known as 4508 Packard Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Title Exceptions"). Subject only to the Permitted Title Exceptions, Grantor further covenants and binds himself, his successors and representatives to warrant and forever defend forever the title to said Property to the Grantee and to the Grantee's heirs, successors and assigns against the lawful claims of all persons.

Miriam Klein, spouse of Jerome S. Klein, hereby joins in this conveyance for the sole purpose of conveying any right, title and interest which she may have in the Property by reason of her marital status.

IN TESTIMONY WHEREOF, the Grantor and his wife, Miriam Klein, have executed this instrument, on the 23rd day of August, 1994.

Jerome S. Klein

Miriam Klein

94 AUG 24 AM 11:50

81,203
IDENTIF. & REFERENCE

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared JEROME S. KLEIN, and wife, MIRIAM KLEIN, with whom I am personally acquainted,(or proved to me on the basis of satisfactory evidence), the within named bargainor, and they acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 23 day of August, 1994.

Rita McQuerry
Notary Public

My commission expires:
8/25-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This consideration for this transfer of property or value (whichever is greater) is $59,000.00.

Deborah Peacher
AFFIANT

Sworn to and subscribed before me
this 23 day of August, 1994.

Rita McQuerry
NOTARY PUBLIC

My commission expires:
8-25-97

EXHIBIT "A" BOOK 9444 PAGE 778

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Apache Hills, Section 5, Part 1, as of record in Book 4860, page 113, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerome S. Klein, by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington D.C. of record in Book 4860, page 113, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Title Exceptions

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1. Taxes for 1994 and subsequent years.

2. Subject to applicable zoning and building regulations and permits.

3. Restrictions of record in Book 5040, page 357, Register's Office for Davidson County, Tennessee.

4. Subject to the Plan of record in Plat Book 4860, page 113, Register's Office for Davidson County, Tennessee.

1219 08/24 0101 03CHECK 235.30

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



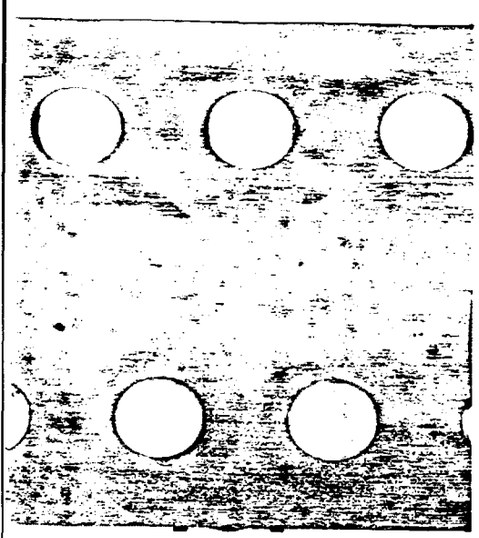
RECEIVED OF _____

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 59000.00
CON TX 218.30
PRFEE 1.00
MTGFEE 16.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 235.30

CHECK 235.30

08/24/94 01 11:49 0001 1219

84203
IDENTIF. & REFERENCE

94 AUG 24 AM 11:50
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 827637