BOOK 9597 PG 521

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Connie R Minton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 1995

Lea A. Pickard
Notary Public

MY COMMISSION EXPIRES: 3-23-96
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
T. LARRY EDMONDSON, ATTORNEY AT LAW
SECOND FLOOR, 808 BROADWAY, NASHVILLE, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Connie R. Minton (NAME)	Same (NAME)	105-16-010
508 Southern Turf Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Joe A. Peach, Jr. and wife, M. Lynn Peach

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie R. Minton

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. 29 on the Plan of Section Two, Russwurm Heights of record in Book 2083, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joe A. Peach, Jr. and wife, M. Lynn Peach by Deed from Joseph A. Marks and wife, Margaret Christine Marks of record in Book 9071, Page 428, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2294, Page 486, Register's Office Office for Davidson County, Tennessee.

This conveyance is made subject to sanitary sewer and/or storm drainage easement of record in Book 4246, Page 64, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions and easements of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 508 Southern Turf Drive, Nashville, TN 37211
(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, 1995

Joe A. Peach Jr
Joe A. Peach, Jr.

M. Lynn Peach
M. Lynn Peach

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe A. Peach, Jr. and wife, M. Lynn Peach

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, 1995.

Commission Expires 3-23-96

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Joe A. Peach, Jr. and wife,

M. Lynn Peach

TO

Connie R. Minton

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

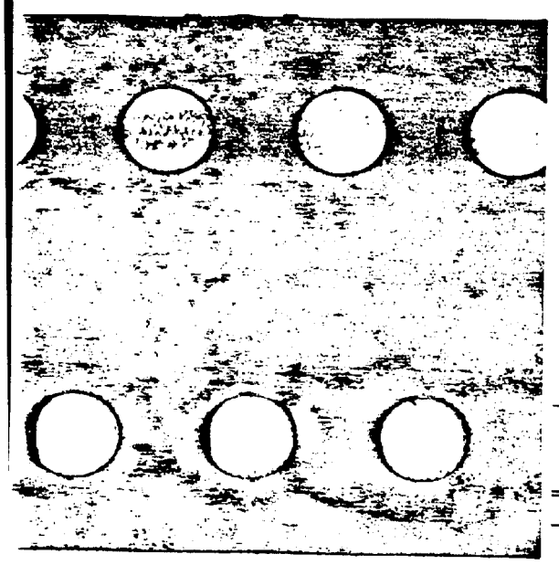
34974

IDENTIF. & REFERENCE

95 FEB 17 AM 10:08

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2633 02/16 0101 03CHECK 234.70



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

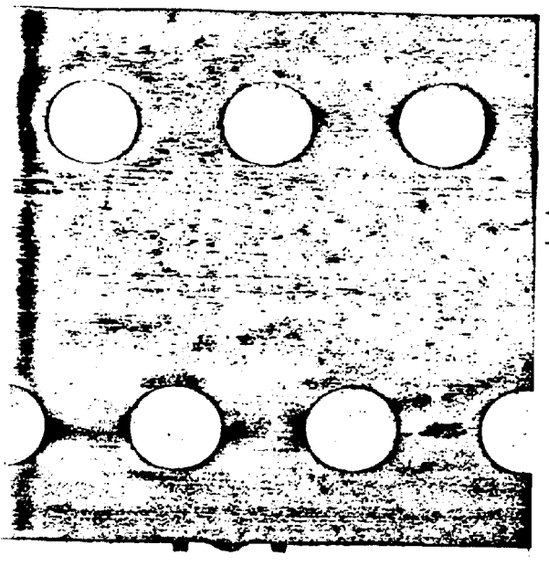
RECEIVED OF _____

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 61000.00
CON TX 225.70
PRFEE 1.00
MISC 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MISC 8.00-
WDEED 8.00
TOTAL 234.70
CHECK 234.70

34974
IDENTIF. & REFERENCE

95 FEB 17 AM 10:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

02/16/95 01 22:07 0001 2633

No. 882332