BOOK 9605 PG 477

RETURN TO:
AMERICAN ESCROW COMPANY
P.O. BOX 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 95

Notary Public W.K. GEORGAS, JR.

MY COMMISSION EXPIRES: 12/14/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Vanrine A. Peets, Sr. (NAME)	First Bank & Trust (NAME)	43-5-216
700 Brooks Avenue (ADDRESS)	1691 North Mt. Juliet Road (ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (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, Mary A. Staggs Webster and husband, Richard G. Webster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vanrine A. Peets, Sr. and wife, Pauline V. Persson Peets

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:

Being Lot No. 14 in Block "B" on the Map of Crestview Estates, as of record in Book 843, page 81, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mary A. Staggs, a divorced woman, (now known as Mary A. Staggs Webster) by deed from John R. Markham and wife, Pat J. Markham, of record in Book 4844, page 522, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Richard G. Webster joins in this conveyance to relinquish any rights he may have to the property by virtue of marriage to Mary A. Staggs Webster.

37651
IDENTIFICATION REFERENCE

95 FEB 23 AM 10:33
DAVIDSON COUNTY REGISTER

5555 02/28 0101 03CHECK 286.50

unimproved ( )
This is improved (X) property, known as 700 Brooks Avenue, Madison, Tennessee 37115
(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 24th day of February 19 95

Mary A. Staggs Webster
Mary A. Staggs Webster

Richard G. Webster
Richard G. Webster

STATE OF TENNESSEE

BOOK 9605 PG 478

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary A. Staggs Webster and husband, Richard G. Webster

the bargainor s, 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 Brentwood, Tennessee, this 24th day of February, 1995.

Commission expires 5-15-95

NOTARY PUBLIC

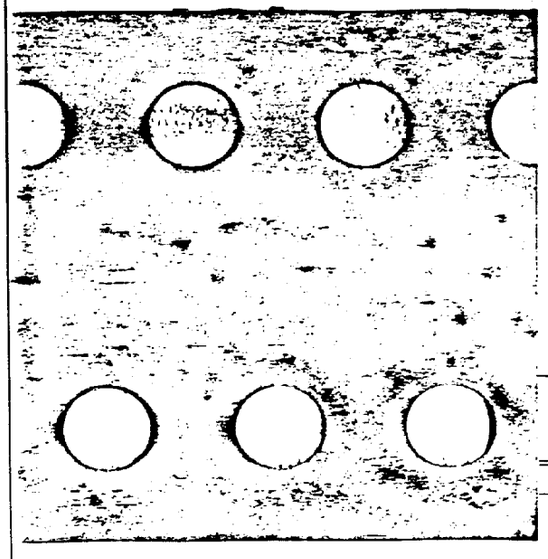
STATE OF TENNESSEE
COUNTY OF

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

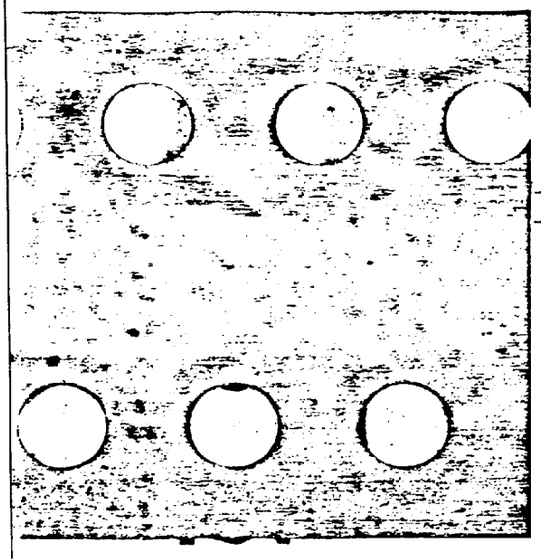
RECEIVED OF _____

FOR _____

BOOK 9605 PG 479

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

02/28/95 01 10:34 0001 5555

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37651
IDENTIF. # REFERENCE

95 FEB 28 AM 10:34

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

No. 885224