BOOK 9630 PG 31

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $64,500.00

Leigh Ann Peffen
Affiant

Sworn to and subscribed before me this 28 day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 4-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

95 MAR 29 AM 9:53
DAVIDSON COUNTY, TN.

46092
IDENTIF. & REFERENCE

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Leigh Ann Peffen	Same	Map 103-8B
420 Sloan Rd		Par. 420
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Janet N. A Sterchi, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Leigh Ann Peffen, hereinafter called Grantee, her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 420 "Building C" on the plan of Parklane Condominiums Phase IV as shown as "Exhibit B" to the Master Deed, of record in Book 7646, page 264, Register's Office for said County which plan and record thereof are incorporated herein and make a part hereof by reference.

The property herein conveyed is subject to the restrictions, easements, and encumbrances and other matters set forth in the Master Deed and By-Laws of record in Book 7646, page 264, and Book 73769, page 580, said Register's Office.

Being the same property conveyed to Janet A. Sterchi, unmarried, by deed from Eddy Brown, Successor Trustee, of record in Book 7800, page 358, Register's Office for Davidson County, Tennessee.

This is improved property known as 420 Sloan Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hands this 28 day of March, 1995.

Janet A Sterchi
JANET A. STERCHI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Janet A. Sterchi, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

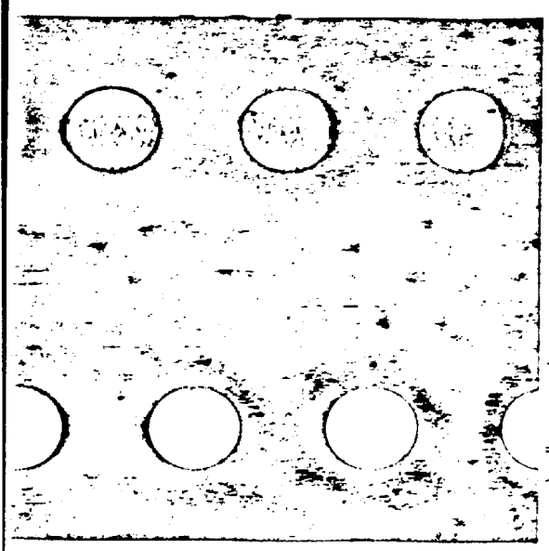
WITNESS my hand and official seal this 28 day of March, 1995.

Robert F. Allen
NOTARY PUBLIC

ROBERT F. ALLEN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires: 9-26-95

4878 03/29 0101 03CHECK 24.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

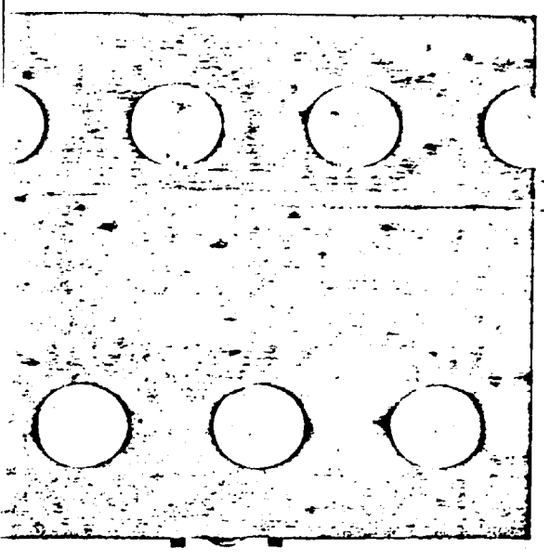
RECEIVED OF _____

FOR _____

BOOK 9630 PG 33

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 64500.00
CON TX 238.65
PRFEE 1.00
WDEED 8.00
TOTAL 247.65
CHECK 247.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/95 01 09:54 0001 4878

46092
IDENTIF. # REFERENCE

95 MAR 29 AM 9:53

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 894426