This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:
Bradley C. Peterson
1622 ORDWAY PLACE
NASHVILLE, TN 37206

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map/Parcel No. 042-06-0/010.00)

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 of all of which is hereby acknowledged, Grantor, the undersigned, JOHN CANTER, an unmarried person, as surviving Tenant By the Entirety has bargained and sold and does hereby transfer and convey unto BRADLEY C. PETERSON, an unmarried person, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 66, Bonnie Brae Subdivision, Section 3, of record in Book 2854, page 61, Register's Office for Davidson County, Tennessee.

SAID Lot No. 66 fronts 160 feet on the westerly side of South Summerfield Drive and runs back 256.2 feet on the southerly line and 259.9 feet on the northerly line to a dead line in the rear, measuring 160 feet thereon.

BEING the same property conveyed to John Canter and wife, Jeanne H. Canter, by deed from H.R. Willis and wife, Betty T. Willis, of record in Book 4345, page 161, said Register's Office. The said Jeanne H. Canter having since died.

This conveyance is made subject to the Plan of record in Book 2854, page 61, said Register's Office which shows an Owner's Certificate, a 60 foot minimum building setback line from South Summerfield Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and subject to an easement for sanitary sewers and/or storm drainage of record in Book 8358, page 100, said Register's Office.

This instrument is executed in behalf of John Canter, Grantor, by Libby Ann Canter, as his attorney-in-fact pursuant to a Durable Power of Attorney of record in Book 9695, page 365, Register's Office for Davidson County, Tennessee. The affidavit of said attorney-in-fact is attached as Exhibit "A" to this deed and incorporated herein by reference.

This is improved property known as: 713 South Summerfield Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 1st day of June, 1995.

John Canter
John Canter

by Libby Ann Canter atty-in-fact
by: Libby Ann Canter, Attorney-in-Fact

TPL 53288405

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Libby Ann Canter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the attorney-in-fact for John Canter, the within named bargainor, by Durable Power of Attorney instrument dated May 1, 1995 of record in Book 9695, page 365, Register's Office for Davidson County, Tennessee, and that she as such attorney-in-fact executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 1st day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 9-15-98

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO. TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $87,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 9-15-98

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO. TENN.

EXHIBIT "A"

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope to the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Libby Ann Canter
LIBBY ANN CANTER, Affiant

Sworn and subscribed before me this 1st day of June, 1995.

Notary Public

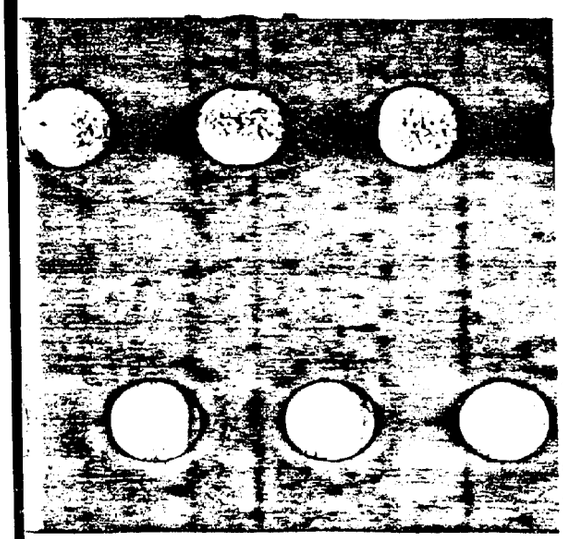
My Commission Expires: 9-15-97

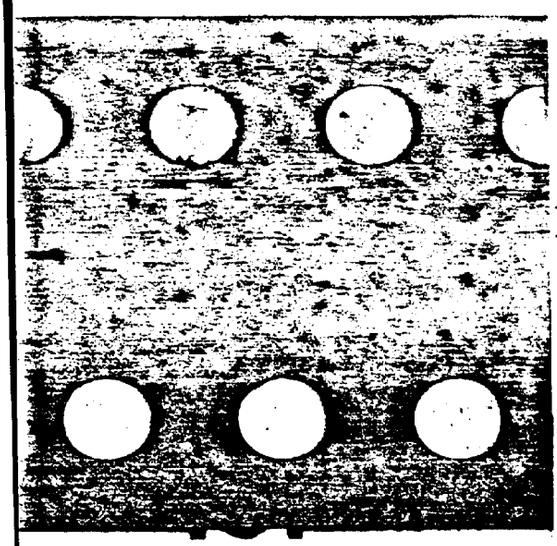
RUTHIE GLENN MACON NOTARY PUBLIC AT LARGE HARFORD CO.

0068184
IDENTIF. & REFERENCE

PICK-UP
95 JUN -8 PM 1:05
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9152 06/08 0101 03CHECK 334.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9695 PG 373

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 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 12.00
TOTAL 334.90
CHECK 334.90

06/08/95 01 13:07 0001 9152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

006818 4
IDENTIF. & REFERENCE
95 JUN -8 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918424