File B ox 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9727 PG 902

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TIMOTHY E. PECK (NAME)	NORWEST MORTGAGE, INC. (NAME)	104-2-H
134 Acklen Park Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9270 (STREET ADDRESS)	7
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Des Moines, IA 50306-9270 (CITY) (STATE) (ZIP)	21W13383

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, JAMES A. SKINNER, III AND WIFE, LISA R. SKINNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY E. PECK, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 7 on the Plan of West Park Place of record in Plat Book 6900, page 202, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of West Park Place, a horizontal property regime established by Master Deed and By-Laws of record in Book 7120, page 792, amended in Book 7276, page 824, said Register's Office.

Being the same property conveyed to James A. Skinner, III and wife, Lisa R. Skinner by deed from William R. Terry and Robert W. Terry of record in Book 7302, page 362, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7120, page 792, amended in Book 7276, page 824; (3) Charter of record in Book 7155, page 111; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 202, said Register's Office.

unimproved ( ) This is improved (XX) property, known as 134 Acklen Park Drive, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of July, 1995.

JAMES A. SKINNER, III
BY: JAMES A. SKINNER, JR., ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

LISA R. SKINNER
BY: JAMES A. SKINNER, JR., ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

BOOK 9727 PG 903

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. SKINNER, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JAMES A. SKINNER, III AND WIFE, LISA R. SKINNER and is authorized by the said JAMES A. SKINNER, III AND WIFE, LISA R. SKINNER to execute this instrument on their behalf.

Witness my hand, at Office, this 3rd day of July, 1995.

My Commission Expires 11/20/96 _____ NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 19 95

MY COMMISSION EXPIRES: 11/20/96 _____ Notary Public
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

00780082

IDENTIFICATION REFERENCE

WARRANTY DEED

95 JUL 11 PM 2:24

FROM FELIX Z. HARRISON, REGISTER
DAVIDSON COUNTY, TN.

JAMES A. SKINNER, III AND WIFE,
LISA R. SKINNER

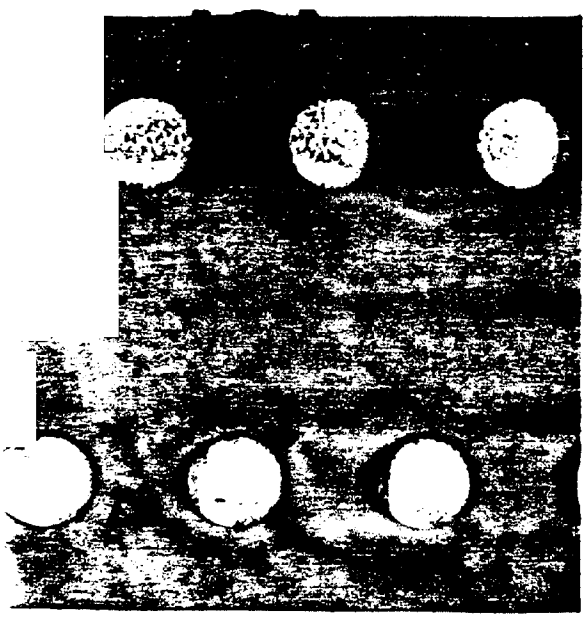
TO

TIMOTHY E. PECK

0031 07/11 0101 32CHECK $79,00

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

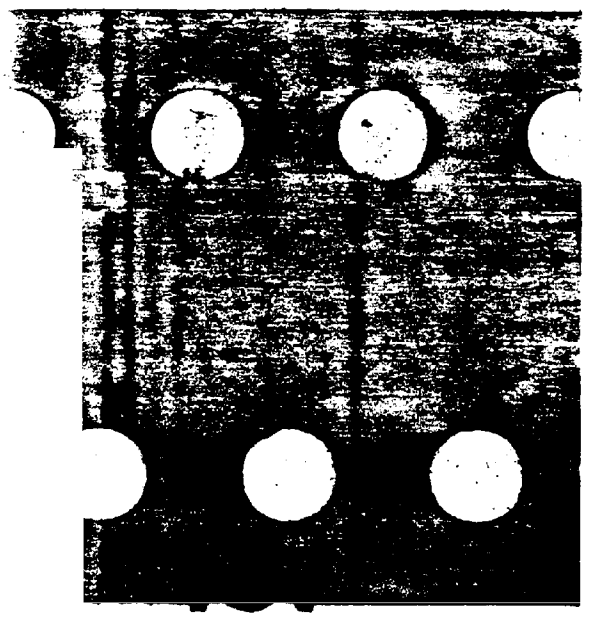
FOR _____

BOOK 9727 PG 904

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
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00
07/11/95 01 14:25 0001 0031



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0078082
IDENTIFICATION REFERENCE

95 JUL 11 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929157