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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 9785 PG 633

#13277

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GRANT W. FLETCHER (NAME)	SOUTHBANK (NAME)	103-6
5639 Kendall Drive (STREET ADDRESS OR ROUTE NUMBER)	118 Jefferson Street (STREET ADDRESS)	103
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Huntsville, Alabama 35801 (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, HARRY W. PEFFEN, III , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRANT W. FLETCHER AND WIFE, CARLA A. FLETCHER

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 Lot No. 24 on the Plan of Brookside Courts Addition No. 2, as of record in Plat Book 1835, page 47, Register's Office for said County, to which plan reference is made for a more complete description.
Being the same property conveyed to Harry W. Peffen, III, an unmarried person by deed from William H. Polk, Jr. and wife, Julia Bauer Polk of record in Book 8655, page 657, said Register's Office, the said Harry W. Peffen, III having since married.

This conveyance is made subject to: (1) 1995 Taxes which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5189, page 867, and Book 5294, page 218; and (3) All matters appearing on the Plan of record in Plat Book 1835, page 47, said Register's Office.

Kathryn D. Peffen, spouse of Harry W. Peffen, III, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Harry W. Peffen, III.

IDENTIF. ✦ REFERENCE 0097130

95 SEP -6 AM 10: 10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 5639 Kendall Drive, Nashville, Tennessee 37209

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 31st day of August, 19 95

Harry W. Peffen III
HARRY W. PEFFEN, III

Kathryn D. Peffen by Harry W. Peffen III
KATHRYN D. PEFFEN
BY: HARRY W. PEFFEN, III, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9785 PG 634

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRY W. PEFFEN, III with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of August, 19 95.

My commission expires 11/20/96 Notary Public

HELEN D. SCOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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, HARRY W. PEFFEN, III, 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 KATHRYN D. PEFFEN and is authorized by the said KATHRYN D. PEFFEN to execute this instrument on her behalf.

Witness my hand, at Office, this 31st day of August, 1995.

Notary Public

My Commission Expires: 11/20/96

HELEN D. SCOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0707 09/06 0102 03CHECK 491.85

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1995

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

Notary Public

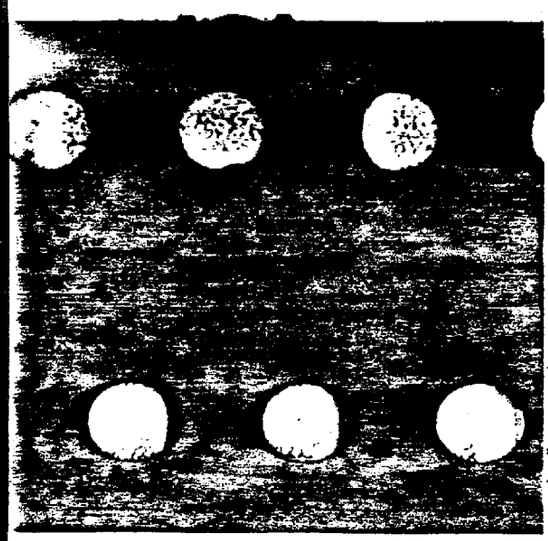
HELEN D. SCOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

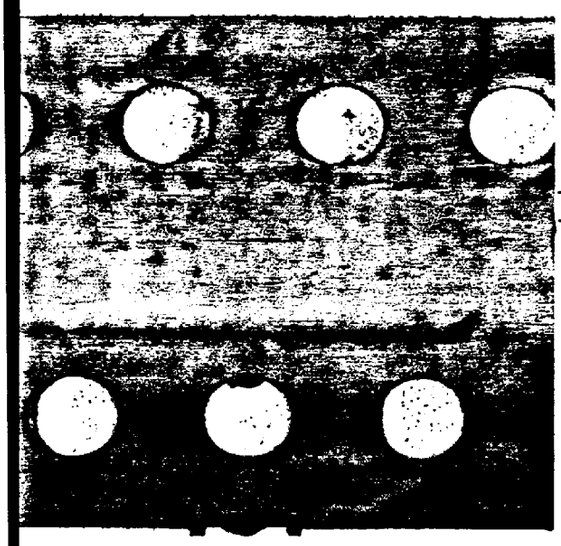
WARRANTY DEED

FROM
HARRY W. PEFFEN, III

TO
GRANT W. FLETCHER AND WIFE,
CARLA A. FLETCHER

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 9785 PG 635

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	
				130500.00
			CON TX	482.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	491.85
			CHECK	491.85
09/06/95		01	10:09 0001	0707

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097130
IDENTIF. # REFERENCE

95 SEP -6 AM 10:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949604